



**Address:** [304 ROYAL FIELD DR](#)  
**City:** ARLINGTON  
**Georeference:** 16825-2-23  
**Subdivision:** HALLMARK MANOR ADDITION  
**Neighborhood Code:** 1X040C

**Latitude:** 32.7533469528  
**Longitude:** -97.1091132148  
**TAD Map:** 2120-392  
**MAPSCO:** TAR-083A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HALLMARK MANOR ADDITION  
Block 2 Lot 23

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** RYAN LANGDON MARTIN (X1043)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01161962

**Site Name:** HALLMARK MANOR ADDITION-2-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,690

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,150

**Land Acres<sup>\*</sup>:** 0.1641

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MARTIN RYAN  
MARTIN ROCIO

**Primary Owner Address:**

304 ROYAL FIELD DR  
ARLINGTON, TX 76011

**Deed Date:** 10/25/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219245676](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| TIJERINA SILVIA E               | 1/9/2015   | <a href="#">D215007751</a> |             |           |
| TIRAWA MARK M                   | 4/6/2007   | <a href="#">D207127079</a> | 0000000     | 0000000   |
| SECRETARY OF HUD                | 10/16/2006 | <a href="#">D206359209</a> | 0000000     | 0000000   |
| MORTGAGE ELECTRONIC REG SYS     | 9/5/2006   | <a href="#">D206283530</a> | 0000000     | 0000000   |
| SALINAS JESSICA;SALINAS JOSE JR | 3/30/2001  | 00148230000490             | 0014823     | 0000490   |
| NGUYEN CA BUI;NGUYEN KHANH C    | 12/31/1900 | 000764000000739            | 0007640     | 0000739   |
| RAJHER JOSEPH                   | 12/30/1900 | 00069960001470             | 0006996     | 0001470   |

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$210,000          | \$40,000    | \$250,000    | \$250,000                    |
| 2024 | \$220,000          | \$40,000    | \$260,000    | \$260,000                    |
| 2023 | \$240,000          | \$40,000    | \$280,000    | \$280,000                    |
| 2022 | \$213,526          | \$40,000    | \$253,526    | \$253,526                    |
| 2021 | \$112,500          | \$40,000    | \$152,500    | \$152,500                    |
| 2020 | \$112,500          | \$40,000    | \$152,500    | \$152,500                    |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.