



**Address:** [404 ROYAL FIELD DR](#)  
**City:** ARLINGTON  
**Georeference:** 16825-2-28  
**Subdivision:** HALLMARK MANOR ADDITION  
**Neighborhood Code:** 1X040C

**Latitude:** 32.753321866  
**Longitude:** -97.1102011447  
**TAD Map:** 2114-392  
**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 28

**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:** OWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$265,803  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01162012  
**Site Name:** HALLMARK MANOR ADDITION-2-28  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,480  
**Percent Complete:** 100%  
**Land Sqft\*:** 7,238  
**Land Acres\*:** 0.1661  
**Pool:** N

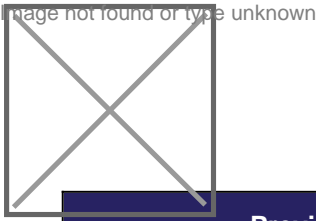
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
NEWMAN NICOLAS J.  
**Primary Owner Address:**  
404 ROYAL FIELD DR  
ARLINGTON, TX 76011

**Deed Date:** 12/30/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224232370](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAGNER GERALD P	1/16/2024	<a href="#">D224007874</a>		
JOHNSON DONALD RAY	12/9/2012	0000000000000000	0000000	0000000
JOHNSON ANITA EST;JOHNSON DONALD R	1/30/1986	00084420001054	0008442	0001054
JACKSON SAMUEL SELTZER	1/1/1982	0000000000000000	0000000	0000000

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	\$225,803	\$40,000	\$265,803	\$265,803
2024	\$225,803	\$40,000	\$265,803	\$194,533
2023	\$227,766	\$40,000	\$267,766	\$176,848
2022	\$200,225	\$40,000	\$240,225	\$160,771
2021	\$131,663	\$40,000	\$171,663	\$146,155
2020	\$124,480	\$40,000	\$164,480	\$132,868

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

- HOMESTEAD GENERAL 11.13(b)

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.