



Address: [1200 ROYAL HILL LN](#)
City: ARLINGTON
Georeference: 18415-5-11
Subdivision: HILLSIDE ADDITION-ARLINGTON
Neighborhood Code: 1S010W

Latitude: 32.6894938302
Longitude: -97.0940374227
TAD Map: 2120-372
MAPSCO: TAR-097G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLSIDE ADDITION-
ARLINGTON Block 5 Lot 11

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$299,052

Protest Deadline Date: 5/24/2024

Site Number: 01298542

Site Name: HILLSIDE ADDITION-ARLINGTON-5-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,568

Percent Complete: 100%

Land Sqft^{*}: 7,232

Land Acres^{*}: 0.1660

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:

BLACK SAMMY L
BLACK MONICA R

Primary Owner Address:

1200 ROYAL HILL LN
ARLINGTON, TX 76014

Deed Date: 3/27/2015

Deed Volume:

Deed Page:

Instrument: [D2150619](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALVAREZ A S;ALVAREZ VICTORIA	3/7/2012	D212057153	0000000	0000000
H & A PROPERTIES INC ETAL	2/8/2011	D211044626	0000000	0000000
COLEMAN LYNDA J ETAL	9/12/2009	D211037892	0000000	0000000
RIGSBY ROSEMARY H	5/18/2001	000000000000000	0000000	0000000
RIGSBY LYNDALL EST;RIGSBY ROSEM	10/27/1989	00097480001724	0009748	0001724
WHITE ROBERT W	12/31/1900	000000000000000	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 ⁺
2025	\$233,964	\$65,088	\$299,052	\$256,827
2024	\$233,964	\$65,088	\$299,052	\$233,479
2023	\$247,750	\$35,000	\$282,750	\$212,254
2022	\$216,498	\$35,000	\$251,498	\$192,958
2021	\$144,553	\$35,000	\$179,553	\$175,416
2020	\$137,914	\$35,000	\$172,914	\$159,469

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.