

Tarrant Appraisal District
Property Information | PDF

Account Number: 01347616

Address: 2312 FAIR OAKS DR

City: ARLINGTON

Georeference: 19050--3

**Subdivision:** HOLT, W C ADDITION **Neighborhood Code:** APT-Green Oaks

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

# Latitude: 32.7741737939 Longitude: -97.098254782 TAD Map: 2120-400 MAPSCO: TAR-069P



### PROPERTY DATA

Legal Description: HOLT, W C ADDITION Lot 3

**Jurisdictions:** 

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: BC Year Built: 1979

Personal Property Account: N/A

Agent: ALLIANCE TAX ADVISORS (00745)

Notice Sent Date: 4/15/2025 Notice Value: \$35,467,705

Protest Deadline Date: 5/31/2024

**Site Number:** 80106447

Site Name: DISTRICT 2308

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 1

Primary Building Name: APARTMENTS / 01347616

Primary Building Type: Multi-Family Gross Building Area+++: 173,783
Net Leasable Area+++: 171,088

Percent Complete: 100% Land Sqft\*: 426,365 Land Acres\*: 9.7879

Pool: Y

+++ Rounded.

### **OWNER INFORMATION**

Current Owner:
LION DISTRICT LLC
Primary Owner Address:

3811 TURTLE CREEK BLVD SUITE 1010

**DALLAS, TX 75219** 

**Deed Date: 1/10/2024** 

Deed Volume:
Deed Page:

Instrument: D224005381

07-09-2025 Page 1

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

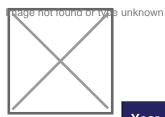


Previous Owners	Date	Instrument	Deed Volume	Deed Page
WWC LXVII LP	12/16/2021	D221367970		
2308 FAIR OAKS ARLINGTON LLC	5/14/2020	D220121175		
2308 FAIROAKS LLC	9/26/2017	D217226113		
LANDMARK AT HERITAGE FIELDS LL	10/22/2012	D212261581	0000000	0000000
LANDMARK AT HERITAGE FIELDS LP	5/24/2010	D210128945	0000000	0000000
KING LANDING APARTMENTS LLC	6/14/2007	D207219323	0000000	0000000
KINGS ASPEN HILLS ASSOCIATES L	5/20/2005	D205170898	0000000	0000000
APPLE REIT LIMITED PRTNSHP	12/24/1997	00130230000033	0013023	0000033
APPLE LIMITED INC & APPLE GEN	12/23/1997	00130230000032	0013023	0000032
APPLE RESIDENTIAL INCOME TRST	1/31/1997	00126590001718	0012659	0001718
TAHOE GREENWAY LTD	10/21/1996	00125580001002	0012558	0001002
DAWN PROPERTIES INC	10/18/1996	00125570000980	0012557	0000980
STELLAR LONE STAR LTD LIAB CO	12/17/1991	00104780000841	0010478	0000841
AETNA LIFE INSURANCE CO	4/4/1989	00095540001421	0009554	0001421
HUTTON CONTREAL PTNRS	4/10/1984	00077860000943	0007786	0000943
ALLTEX CONST CO	12/31/1900	00000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

07-09-2025 Page 2



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$33,975,427	\$1,492,278	\$35,467,705	\$35,467,705
2024	\$23,307,722	\$1,492,278	\$24,800,000	\$24,800,000
2023	\$24,507,722	\$1,492,278	\$26,000,000	\$26,000,000
2022	\$24,757,722	\$1,492,278	\$26,250,000	\$26,250,000
2021	\$19,807,722	\$1,492,278	\$21,300,000	\$21,300,000
2020	\$17,507,722	\$1,492,278	\$19,000,000	\$19,000,000

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

#### **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.

07-09-2025 Page 3

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