



Address: [2312 FAIR OAKS DR](#)
City: ARLINGTON
Georeference: 19050--3
Subdivision: HOLT, W C ADDITION
Neighborhood Code: APT-Green Oaks

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



Google Map or type unknown

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

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.

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

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](#)

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. [Tarrant County Tax Office Account Information](#).



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.

+ 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.