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**Address:** [2312 ROYCE DR](#)  
**City:** ARLINGTON  
**Georeference:** 38020-3-N  
**Subdivision:** SHADY OAKS GARDENS SUBDIVISION  
**Neighborhood Code:** 1L070A

**Latitude:** 32.7062449785  
**Longitude:** -97.1901583953  
**TAD Map:** 2090-376  
**MAPSCO:** TAR-080Z



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

## PROPERTY DATA

**Legal Description:** SHADY OAKS GARDENS  
SUBDIVISION Block 3 Lot N

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2014

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$307,621

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

**Site Number:** 02723069

**Site Name:** SHADY OAKS GARDENS SUBDIVISION-3-N

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,728

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,149

**Land Acres<sup>\*</sup>:** 0.2330

**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:**

HART WILLIAM C  
HART VICKI A

**Primary Owner Address:**

2312 ROYCE DR  
ARLINGTON, TX 76016

**Deed Date:** 8/1/2006

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D208401024](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER HAROLD EST;MILLER JANICE	12/31/1900	00038080000521	0003808	0000521



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	\$232,621	\$75,000	\$307,621	\$303,709
2024	\$232,621	\$75,000	\$307,621	\$276,099
2023	\$252,444	\$75,000	\$327,444	\$250,999
2022	\$253,589	\$55,000	\$308,589	\$228,181
2021	\$189,962	\$17,475	\$207,437	\$207,437
2020	\$192,644	\$17,475	\$210,119	\$210,119

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.