



Address: [2315 ROYCE DR](#)
City: ARLINGTON
Georeference: 38020-3-VR
Subdivision: SHADY OAKS GARDENS SUBDIVISION
Neighborhood Code: 1L070A

Latitude: 32.7064204176
Longitude: -97.1895019557
TAD Map: 2090-376
MAPSCO: TAR-080Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY OAKS GARDENS
SUBDIVISION Block 3 Lot VR

Jurisdictions:

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

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 02723263

Site Name: SHADY OAKS GARDENS SUBDIVISION-3-VR-C

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,001

Percent Complete: 100%

Land Sqft^{*}: 10,149

Land Acres^{*}: 0.2330

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:

DAVIS RAY

Primary Owner Address:

2311 ROYCE DR
ARLINGTON, TX 76016

Deed Date: 8/5/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211194388](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRIGANCE AMY	8/31/2001	00151160000222	0015116	0000222
D JOHNSON FAMILY LTD PRTSHP	12/18/1996	00126160000453	0012616	0000453
JOHNSON DAVID EDWARD	6/7/1996	00123970001718	0012397	0001718
FLENNIKEN LYDIA	4/18/1995	00119480001267	0011948	0001267
FLENNIKEN JAMES D;FLENNIKEN LYDIA	8/26/1993	00112220000276	0011222	0000276
SCHUMACHER MARY C	6/21/1984	00078100001702	0007810	0001702
DOROTHY M RIPPETOE	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	\$73,401	\$75,000	\$148,401	\$148,401
2024	\$89,890	\$75,000	\$164,890	\$164,890
2023	\$123,180	\$75,000	\$198,180	\$198,180
2022	\$124,197	\$55,000	\$179,197	\$179,197
2021	\$91,677	\$17,475	\$109,152	\$109,152
2020	\$92,422	\$17,475	\$109,897	\$109,897

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.