



**Address:** [2311 ROYCE DR](#)  
**City:** ARLINGTON  
**Georeference:** 38020-3-WR  
**Subdivision:** SHADY OAKS GARDENS SUBDIVISION  
**Neighborhood Code:** 1L070A

**Latitude:** 32.7066163684  
**Longitude:** -97.1895021475  
**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 WR

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

**State Code:** A  
**Year Built:** 1987  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$201,988  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02723271  
**Site Name:** SHADY OAKS GARDENS SUBDIVISION-3-WR  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,058  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,149  
**Land Acres<sup>\*</sup>:** 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 RAYMOND L  
**Primary Owner Address:**  
2311 ROYCE DR  
ARLINGTON, TX 76016-1232

**Deed Date:** 11/16/2001  
**Deed Volume:** 0015268  
**Deed Page:** 0000176  
**Instrument:** 00152680000176

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENNETT G T;BENNETT PATRICIA B	3/26/1993	00110010000770	0011001	0000770
JOHN JANA LYNNE	2/10/1989	00095180000668	0009518	0000668
FED NATIONAL MORTGAGE ASSOC	11/4/1988	00094360001137	0009436	0001137
WILLIAMSON CHRISTY LEANN	7/25/1985	00082550000912	0008255	0000912
WILLIAMSON CHRIS L;WILLIAMSON GARY	10/26/1983	00076510000140	0007651	0000140
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 <sup>+</sup>
2025	\$126,988	\$75,000	\$201,988	\$142,768
2024	\$126,988	\$75,000	\$201,988	\$129,789
2023	\$138,326	\$75,000	\$213,326	\$117,990
2022	\$139,432	\$55,000	\$194,432	\$107,264
2021	\$104,689	\$17,475	\$122,164	\$97,513
2020	\$105,514	\$17,475	\$122,989	\$88,648

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.