



Address: [7312 ROYAL OAK DR](#)
City: BENBROOK
Georeference: 47286-1-11
Subdivision: WINCHESTER
Neighborhood Code: 4A400E

Latitude: 32.6648476354
Longitude: -97.4966690825
TAD Map: 2000-360
MAPSCO: TAR-086T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINCHESTER Block 1 Lot 11

Jurisdictions:

CITY OF BENBROOK (003)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$298,899

Protest Deadline Date: 7/12/2024

Site Number: 06364187

Site Name: WINCHESTER-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,575

Percent Complete: 100%

Land Sqft^{*}: 8,899

Land Acres^{*}: 0.2042

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:

ROLANDO AND CHRISTINE YANGER REVOCABLE FAMILY TRUST

Primary Owner Address:

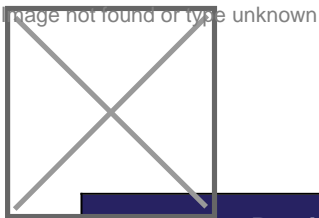
7312 ROYAL OAK DR
BENBROOK, TX 76126

Deed Date: 2/13/2025

Deed Volume:

Deed Page:

Instrument: [D225024873](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YANGER CHRISTINE;YANGER ROLANDO	5/13/1997	00127750000193	0012775	0000193
CHOICE HOMES-TEXAS INC	2/20/1997	00126780001137	0012678	0001137
BENBROOK WINCHESTER LP	4/7/1994	00115300002029	0011530	0002029
SAGINAW HIGHLAND STATION LP	12/7/1993	00113550000892	0011355	0000892
T C T INC	1/1/1989	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	\$248,899	\$50,000	\$298,899	\$295,991
2024	\$248,899	\$50,000	\$298,899	\$269,083
2023	\$240,561	\$40,000	\$280,561	\$244,621
2022	\$196,876	\$40,000	\$236,876	\$222,383
2021	\$165,633	\$40,000	\$205,633	\$202,166
2020	\$143,787	\$40,000	\$183,787	\$183,787

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)
- DISABLED VET 70 to 99 PCT 11.22

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.