



**Address:** [2712 RIVER LEGACY DR](#)  
**City:** ARLINGTON  
**Georeference:** 34505-1-6  
**Subdivision:** RIVER LEGACY ESTATES  
**Neighborhood Code:** 1X120G

**Latitude:** 32.7835376363  
**Longitude:** -97.1099178809  
**TAD Map:** 2114-404  
**MAPSCO:** TAR-069J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER LEGACY ESTATES Block  
1 Lot 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$483,417

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

**Site Number:** 06536697

**Site Name:** RIVER LEGACY ESTATES-1-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,589

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,802

**Land Acres<sup>\*</sup>:** 0.2479

**Pool:** Y

<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:**

WHEAT MICHEAL W

**Primary Owner Address:**

2712 RIVER LEGACY DR  
ARLINGTON, TX 76006-3562

**Deed Date:** 2/15/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213041125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYERS KATHLEEN ANN	9/28/1999	00140300000141	0014030	0000141
MAGNA CONSTRUCTION CO INC	3/29/1999	00137660000198	0013766	0000198
LAND ROVER LTD	1/1/1992	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	\$403,417	\$80,000	\$483,417	\$475,834
2024	\$403,417	\$80,000	\$483,417	\$432,576
2023	\$405,243	\$80,000	\$485,243	\$393,251
2022	\$325,313	\$80,000	\$405,313	\$357,501
2021	\$265,001	\$60,000	\$325,001	\$325,001
2020	\$265,001	\$60,000	\$325,001	\$325,001

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.