



Address: [2723 RIVER LEGACY DR](#)
City: ARLINGTON
Georeference: 34505-1-10
Subdivision: RIVER LEGACY ESTATES
Neighborhood Code: 1X120G

Latitude: 32.7848064644
Longitude: -97.110118213
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 10

Jurisdictions:

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

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$550,000

Protest Deadline Date: 5/24/2024

Site Number: 06536735

Site Name: RIVER LEGACY ESTATES-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,467

Percent Complete: 100%

Land Sqft^{*}: 16,552

Land Acres^{*}: 0.3799

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MARAJ SUSHAIN B
MARAJ ROHINI B

Primary Owner Address:

2723 RIVER LEGACY DR
ARLINGTON, TX 76006-3563

Deed Date: 4/7/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214075624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE DAVID K	11/27/2012	D212291923	0000000	0000000
K2 FINANCE INC	6/7/2012	D212202983	0000000	0000000
BANK OF NEW YORK MELLON	8/2/2011	D211204458	0000000	0000000
JOHNSON BYRON D	1/27/2005	D205026734	0000000	0000000
SHADDEL SIAVASH	3/18/1998	00131290000091	0013129	0000091
MARQUISE HOMES INC	6/11/1997	00128020000038	0012802	0000038
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 ⁺
2025	\$427,000	\$80,000	\$507,000	\$507,000
2024	\$470,000	\$80,000	\$550,000	\$503,118
2023	\$487,662	\$80,000	\$567,662	\$457,380
2022	\$396,711	\$80,000	\$476,711	\$415,800
2021	\$318,000	\$60,000	\$378,000	\$378,000
2020	\$340,362	\$60,000	\$400,362	\$400,362

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.