



**Address:** [1602 ROYAL LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 22741-2-12  
**Subdivision:** KINGSWOOD ESTATES-COLLEYVILLE  
**Neighborhood Code:** 3C020K

**Latitude:** 32.8887155858  
**Longitude:** -97.1432768184  
**TAD Map:** 2108-444  
**MAPSCO:** TAR-040J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KINGSWOOD ESTATES-COLLEYVILLE Block 2 Lot 12

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$937,615

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

**Site Number:** 06628141

**Site Name:** KINGSWOOD ESTATES-COLLEYVILLE-2-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,947

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,576

**Land Acres<sup>\*</sup>:** 0.4953

**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:**

PINO RICARDO J

**Primary Owner Address:**

1602 ROYAL LN  
COLLEYVILLE, TX 76034

**Deed Date:** 8/20/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221244395](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BETHARDS CHARLES;BETHARDS NANCY J	8/7/1995	00120610000923	0012061	0000923
SOVEREIGN HOMES CORP	4/27/1994	00115610000052	0011561	0000052
M T PROPERTIES INC	1/1/1993	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	\$680,588	\$247,650	\$928,238	\$928,238
2024	\$689,965	\$247,650	\$937,615	\$928,238
2023	\$612,414	\$247,650	\$860,064	\$843,853
2022	\$519,489	\$247,650	\$767,139	\$767,139
2021	\$447,650	\$148,590	\$596,240	\$596,240
2020	\$474,459	\$148,590	\$623,049	\$623,049

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.