



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⁺⁺⁺: 3,947

Percent Complete: 100%

Land Sqft^{*}: 21,576

Land Acres^{*}: 0.4953

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:

PINO RICARDO J

Primary Owner Address:

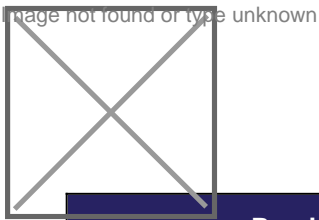
1602 ROYAL LN
COLLEYVILLE, TX 76034

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 ⁺
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.