



Address: [1504 ROYAL LN](#)
City: COLLEYVILLE
Georeference: 22741-2-16
Subdivision: KINGSWOOD ESTATES-COLLEYVILLE
Neighborhood Code: 3C020K

Latitude: 32.8886807731
Longitude: -97.1445769747
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 16

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: 1997

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$991,000

Protest Deadline Date: 5/24/2024

Site Number: 06628192

Site Name: KINGSWOOD ESTATES-COLLEYVILLE-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,022

Percent Complete: 100%

Land Sqft^{*}: 24,651

Land Acres^{*}: 0.5659

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:

SILVESTRI CARLO
SILVESTRI

Primary Owner Address:

1504 ROYAL LN
COLLEYVILLE, TX 76034-5584

Deed Date: 9/27/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210244002](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TANCHIAN ANITA	9/8/2006	D206290496	0000000	0000000
KUDLAC R PENDERGRASS;KUDLAC R S	10/30/1997	00135590000458	0013559	0000458
RANDALL GARRETT CONST CO INC	1/10/1997	00126440000009	0012644	0000009
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	\$731,115	\$259,885	\$991,000	\$966,306
2024	\$731,115	\$259,885	\$991,000	\$878,460
2023	\$614,115	\$259,885	\$874,000	\$798,600
2022	\$539,780	\$259,885	\$799,665	\$726,000
2021	\$490,230	\$169,770	\$660,000	\$660,000
2020	\$490,230	\$169,770	\$660,000	\$660,000

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.