



**Address:** [1503 ROYAL LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 22741-3-2  
**Subdivision:** KINGSWOOD ESTATES-COLLEYVILLE  
**Neighborhood Code:** 3C020K

**Latitude:** 32.8879347555  
**Longitude:** -97.1450172705  
**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 3 Lot 2

**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:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$784,843

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

**Site Number:** 06628222

**Site Name:** KINGSWOOD ESTATES-COLLEYVILLE-3-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,852

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,009

**Land Acres<sup>\*</sup>:** 0.4593

**Pool:** N

<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:**

TAREEN SALEEM  
TAREEN SAADIA

**Primary Owner Address:**

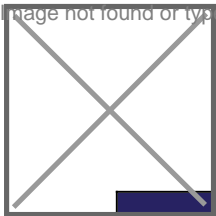
1503 ROYAL LN  
COLLEYVILLE, TX 76034-5585

**Deed Date:** 11/22/1995

**Deed Volume:** 0012192

**Deed Page:** 0000548

**Instrument:** 00121920000548



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS CUSTOM BUILDERS LTD	5/17/1994	00115880001530	0011588	0001530
M T PROPERTIES INC	1/1/1993	000000000000000	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	\$515,951	\$229,650	\$745,601	\$745,601
2024	\$555,193	\$229,650	\$784,843	\$745,360
2023	\$504,350	\$229,650	\$734,000	\$677,600
2022	\$463,090	\$229,650	\$692,740	\$616,000
2021	\$422,210	\$137,790	\$560,000	\$560,000
2020	\$422,210	\$137,790	\$560,000	\$560,000

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.