



**Address:** [1605 ROYAL LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 22741-3-8  
**Subdivision:** KINGSWOOD ESTATES-COLLEYVILLE  
**Neighborhood Code:** 3C020K

**Latitude:** 32.8879891417  
**Longitude:** -97.1430638502  
**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 8

**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:** 1996

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$717,781

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

**Site Number:** 06628281

**Site Name:** KINGSWOOD ESTATES-COLLEYVILLE-3-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,948

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 23,273

**Land Acres<sup>\*</sup>:** 0.5342

**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:**

MILLA RUBEN  
MILLA ERIKA

**Primary Owner Address:**

1605 ROYAL LN  
COLLEYVILLE, TX 76034

**Deed Date:** 7/14/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215155938](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTH KIM F;MARTH RICHARD D	1/28/1997	00126620000863	0012662	0000863
KRESLER HOMES INC	10/15/1996	00125640001715	0012564	0001715
YARBROUGH GARY T	10/11/1996	00125610000576	0012561	0000576
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	\$462,636	\$255,145	\$717,781	\$717,781
2024	\$462,636	\$255,145	\$717,781	\$716,078
2023	\$488,314	\$255,145	\$743,459	\$650,980
2022	\$414,720	\$255,145	\$669,865	\$591,800
2021	\$377,710	\$160,290	\$538,000	\$538,000
2020	\$377,710	\$160,290	\$538,000	\$538,000

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.