



Address: [1801 ROYCE SPRINGS CT](#)
City: TARRANT COUNTY
Georeference: 18138H-3-57
Subdivision: HIGHLANDS AT WILLOW SPRINGS
Neighborhood Code: 2Z300F

Latitude: 32.9818725398
Longitude: -97.3995987693
TAD Map: 2030-476
MAPSCO: TAR-005J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGHLANDS AT WILLOW SPRINGS Block 3 Lot 57

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07651384

Site Name: HIGHLANDS AT WILLOW SPRINGS-3-57

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,797

Percent Complete: 100%

Land Sqft^{*}: 50,094

Land Acres^{*}: 1.1500

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:

GIBSON JEFFREY

Primary Owner Address:

PO BOX 418
HASLET, TX 76052-0418

Deed Date: 2/18/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208063623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYCE SPRINGS 1801 TRUST	6/27/2007	D207298157	0000000	0000000
GIBSON JEFFREY D;GIBSON MELISSA	10/5/2004	D204314722	0000000	0000000
CANZANO JOAN ANNE;CANZANO PETER	3/29/2002	00164510000088	0016451	0000088
CANZANO PETER	3/28/2002	00155830000387	0015583	0000387
MONTCLAIRE CUSTOM HOMES INC	6/19/2001	00149720000016	0014972	0000016
WILLOW SPRINGS JV LLC	1/1/2000	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	\$524,621	\$126,000	\$650,621	\$650,621
2024	\$524,621	\$126,000	\$650,621	\$650,621
2023	\$553,367	\$96,000	\$649,367	\$649,367
2022	\$514,223	\$86,000	\$600,223	\$600,223
2021	\$426,356	\$86,000	\$512,356	\$512,356
2020	\$369,644	\$86,000	\$455,644	\$455,644

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

There are no exemptions for this property

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.