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Address: [2316 ROYAL OAKS DR](#)
City: MANSFIELD
Georeference: 22716C-8-10R
Subdivision: KINGS MILL ADDITION
Neighborhood Code: 1M080F

Latitude: 32.5902350391
Longitude: -97.0994033019
TAD Map: 2120-336
MAPSCO: TAR-125F



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

PROPERTY DATA

Legal Description: KINGS MILL ADDITION Block 8
Lot 10R

Jurisdictions:

- CITY OF MANSFIELD (017)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

Site Number: 41022289

Site Name: KINGS MILL ADDITION 8 9&10R

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 6,960

Percent Complete: 100%

Land Sqft^{*}: 37,400

Land Acres^{*}: 0.8585

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:

CELLMER JENNIFER J

JORDAN LANDON

Primary Owner Address:

2316 ROYAL OAKS DR

MANSFIELD, TX 76063

Deed Date: 6/9/2020

Deed Volume:

Deed Page:

Instrument: [D220132401](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGOUGH EDWARD	11/2/2017	D217260115		
MCGOUGH EDWARD;MCGOUGH KAREN	1/1/2005	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	\$870,000	\$165,000	\$1,035,000	\$1,035,000
2024	\$870,000	\$165,000	\$1,035,000	\$1,035,000
2023	\$843,125	\$165,000	\$1,008,125	\$1,008,125
2022	\$875,000	\$150,000	\$1,025,000	\$1,025,000
2021	\$811,983	\$150,000	\$961,983	\$961,983
2020	\$642,504	\$150,000	\$792,504	\$792,504

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.