



**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



Google Map or type unknown

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<sup>+++</sup>:** 6,960  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 37,400  
**Land Acres<sup>\*</sup>:** 0.8585  
**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:**

CELLMER JENNIFER J  
JORDAN LONDON

**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	<a href="#">D217260115</a>		
MCGOUGH EDWARD;MCGOUGH KAREN	1/1/2005	00000000000000	0000000	0000000



## VALUES

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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	\$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

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- 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.