



## LOCATION

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**Address:** [2312 FAIR OAKS DR](#)  
**City:** ARLINGTON  
**Georeference:** 19050--3  
**Subdivision:** HOLT, W C ADDITION  
**Neighborhood Code:** APT-Green Oaks

**Latitude:** 32.7741737939  
**Longitude:** -97.098254782  
**TAD Map:** 2120-400  
**MAPSCO:** TAR-069P



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** HOLT, W C ADDITION Lot 3

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** BC

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**Site Number:** 80106447

**Site Name:** DISTRICT 2308

**Site Class:** APTIndMtr - Apartment-Individual Meter

**Parcels:** 1

**Primary Building Name:** APARTMENTS / 01347616

**Primary Building Type:** Multi-Family

**Gross Building Area**+++ : 173,783

**Net Leasable Area**+++ : 171,088

**Percent Complete:** 100%

**Land Sqft**\* : 426,365

**Land Acres**\* : 9.7879

**Pool:** Y

## OWNER INFORMATION

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**Current Owner:**

LION DISTRICT LLC

**Primary Owner Address:**

3811 TURTLE CREEK BLVD SUITE 1010  
DALLAS, TX 75219

**Deed Date:** 1/10/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224005381](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WWC LXVII LP	12/16/2021	<a href="#">D221367970</a>		
2308 FAIR OAKS ARLINGTON LLC	5/14/2020	<a href="#">D220121175</a>		
2308 FAIROAKS LLC	9/26/2017	<a href="#">D217226113</a>		
LANDMARK AT HERITAGE FIELDS LL	10/22/2012	<a href="#">D212261581</a>	0000000	0000000
LANDMARK AT HERITAGE FIELDS LP	5/24/2010	<a href="#">D210128945</a>	0000000	0000000
KING LANDING APARTMENTS LLC	6/14/2007	<a href="#">D207219323</a>	0000000	0000000
KINGS ASPEN HILLS ASSOCIATES L	5/20/2005	<a href="#">D205170898</a>	0000000	0000000
APPLE REIT LIMITED PRTNSHP	12/24/1997	00130230000033	0013023	0000033
APPLE LIMITED INC & APPLE GEN	12/23/1997	00130230000032	0013023	0000032
APPLE RESIDENTIAL INCOME TRST	1/31/1997	00126590001718	0012659	0001718
TAHOE GREENWAY LTD	10/21/1996	00125580001002	0012558	0001002
DAWN PROPERTIES INC	10/18/1996	00125570000980	0012557	0000980
STELLAR LONE STAR LTD LIAB CO	12/17/1991	00104780000841	0010478	0000841
AETNA LIFE INSURANCE CO	4/4/1989	00095540001421	0009554	0001421
HUTTON CONTREAL PTNRS	4/10/1984	00077860000943	0007786	0000943
ALLTEX CONST CO	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$23,307,722	\$1,492,278	\$24,800,000	\$24,800,000
2023	\$24,507,722	\$1,492,278	\$26,000,000	\$26,000,000
2022	\$24,757,722	\$1,492,278	\$26,250,000	\$26,250,000
2021	\$19,807,722	\$1,492,278	\$21,300,000	\$21,300,000
2020	\$17,507,722	\$1,492,278	\$19,000,000	\$19,000,000

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

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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.