



LOCATION

Address: [2604 ROYAL GLEN DR](#)
City: ARLINGTON
Georeference: 24124-1-8
Subdivision: LOCH HIGHLAND ESTATES ADDITION
Neighborhood Code: 1X110D

Latitude: 32.7787437318
Longitude: -97.1236171855
TAD Map: 2114-404
MAPSCO: TAR-068Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LOCH HIGHLAND ESTATES
ADDITION Block 1 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07714300

Site Name: LOCH HIGHLAND ESTATES ADDITION-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,405

Percent Complete: 100%

Land Sqft^{*}: 27,050

Land Acres^{*}: 0.6210

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:

JOHN BERCHMANS

JOHN ELIZABETH

Primary Owner Address:

2604 ROYAL GLEN DR
ARLINGTON, TX 76012-5553

Deed Date: 12/17/2002

Deed Volume: 0016240

Deed Page: 0000382

Instrument: 001624000000382

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOCH HIGHLAND EST LTD PRTNSHP	1/1/2000	000000000000000	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	\$0	\$0	\$0	\$0
2024	\$1,340,338	\$250,000	\$1,590,338	\$1,346,888
2023	\$1,346,404	\$250,000	\$1,596,404	\$1,224,444
2022	\$863,131	\$250,000	\$1,113,131	\$1,113,131
2021	\$867,041	\$250,000	\$1,117,041	\$1,117,041
2020	\$870,949	\$250,000	\$1,120,949	\$1,120,949

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)
- DISABLED VET 70 to 99 PCT 11.22

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.