



Address: [1012 WESTERN TR](#)
City: KELLER
Georeference: 33440-3-8
Subdivision: RANCH COUNTRY ESTATES
Neighborhood Code: 3K300H

Latitude: 32.9176983647
Longitude: -97.2592437348
TAD Map: 2072-452
MAPSCO: TAR-023S



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

PROPERTY DATA

Legal Description: RANCH COUNTRY ESTATES
Block 3 Lot 8

Jurisdictions:

- CITY OF KELLER (013)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A

Year Built: 1976

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 02305577

Site Name: RANCH COUNTRY ESTATES-3-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,706

Percent Complete: 100%

Land Sqft^{*}: 12,352

Land Acres^{*}: 0.2835

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

SALYER BRIANNA L
AT PHILIP SALYER

Primary Owner Address:

1012 WESTERN TR
KELLER, TX 76248-4924

Deed Date: 9/19/2016

Deed Volume:

Deed Page:

Instrument: [D216221444](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFIN SANDRA K	1/19/1996	00000000000000	0000000	0000000
GRIFFIN JAMES RICHARD	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$272,146	\$60,000	\$332,146	\$282,796
2023	\$246,844	\$60,000	\$306,844	\$257,087
2022	\$190,000	\$50,000	\$240,000	\$233,715
2021	\$162,468	\$50,000	\$212,468	\$212,468
2020	\$164,793	\$50,000	\$214,793	\$211,024

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.