



**Address:** [328 SHAWNEE TR](#)  
**City:** KELLER  
**Georeference:** 33440-7-1  
**Subdivision:** RANCH COUNTRY ESTATES  
**Neighborhood Code:** 3K300H

**Latitude:** 32.9201408327  
**Longitude:** -97.2606425176  
**TAD Map:** 2072-456  
**MAPSCO:** TAR-023S



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

## PROPERTY DATA

**Legal Description:** RANCH COUNTRY ESTATES  
Block 7 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02306069

**Site Name:** RANCH COUNTRY ESTATES-7-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,844

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,269

**Land Acres<sup>\*</sup>:** 0.2587

**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:**

KATTAN YUHANNA  
KATTAN MARINA

**Deed Date:** 2/25/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225031337](#)

**Primary Owner Address:**

5300 ROYAL LYTHAM RD  
FORT WORTH, TX 76244

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLETCHER JAMES R;FLETCHER PATRICIA E	10/1/2015	<a href="#">D215224356</a>		
NEUBERG CLAUDIA;NEUBERG GARY	10/9/2013	<a href="#">D213282334</a>	0000000	0000000
NEUBERG GARY	7/7/2004	<a href="#">D204229542</a>	0000000	0000000
SCHOTT EUGENE I	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	\$374,572	\$60,000	\$434,572	\$361,354
2023	\$363,867	\$60,000	\$423,867	\$328,504
2022	\$257,310	\$50,000	\$307,310	\$298,640
2021	\$221,491	\$50,000	\$271,491	\$271,491
2020	\$208,283	\$50,000	\$258,283	\$258,283

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.