



Address: [320 SHAWNEE TR](#)
City: KELLER
Georeference: 33440-7-3
Subdivision: RANCH COUNTRY ESTATES
Neighborhood Code: 3K300H

Latitude: 32.9200715511
Longitude: -97.2600425303
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 3

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: 02306085

Site Name: RANCH COUNTRY ESTATES-7-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,879

Percent Complete: 100%

Land Sqft^{*}: 9,963

Land Acres^{*}: 0.2287

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:

WATKINS MELANIE LIVING TRUST

Primary Owner Address:

320 SHAWNEE TR
KELLER, TX 76248

Deed Date: 7/21/2017

Deed Volume:

Deed Page:

Instrument: [D217215490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATKINS MELANIE	5/12/2017	D217109410		
WATKINS MELANIE BARNETT	4/21/2017	D217093351		
Unlisted	6/29/2010	D210158323	0000000	0000000
FORD RENEE S;FORD STEVEN L	6/30/1993	00111380001532	0011138	0001532
CARRIER EARL S	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	\$358,519	\$60,000	\$418,519	\$292,820
2023	\$300,000	\$60,000	\$360,000	\$266,200
2022	\$236,000	\$50,000	\$286,000	\$242,000
2021	\$170,000	\$50,000	\$220,000	\$220,000
2020	\$170,000	\$50,000	\$220,000	\$220,000

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

- 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.