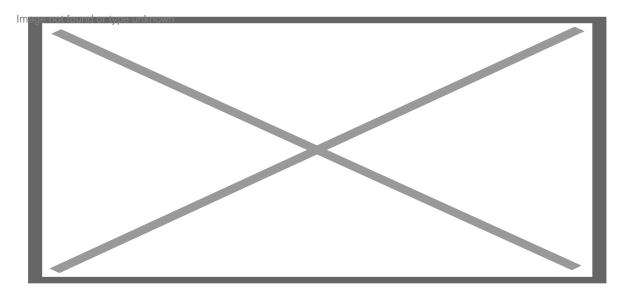
Tarrant Appraisal District Property Information | PDF Account Number: 04541278

Address: 317 ROY CT

City: KELLER Georeference: A1026-2YY Subdivision: MCQUEEN, DONALD SURVEY Neighborhood Code: 3K350B Latitude: 32.9191721853 Longitude: -97.246159733 TAD Map: 2072-452 MAPSCO: TAR-023T





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

PROPERTY DATA

Legal Description: MCQUEEN, DONALD SURVEY Abstract 1026 Tract 2YY

Jurisdictions:

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

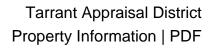
State Code: A

Year Built: 1978 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 04541278 Site Name: MCQUEEN, DONALD SURVEY-2YY Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,310 Percent Complete: 100% Land Sqft^{*}: 28,749 Land Acres^{*}: 0.6600 Pool: N

+++ Rounded.

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

OWNER INFORMATION





317 ROY CT KELLER, TX 76248 Deed Date: 5/15/2024 Deed Volume: Deed Page: Instrument: D224085385

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAUGHLIN FRANK D;LAUGHLIN GINA A	2/28/2017	D217046200		
HOUCK ASHLEY;HOUCK SCOTT	5/23/2013	D213134061	000000	0000000
SHORES MICHAEL A;SHORES SOPHIE	8/26/1997	00128860000217	0012886	0000217
YOUNG STEVEN D	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$354,967	\$224,500	\$579,467	\$450,943
2023	\$414,115	\$224,500	\$638,615	\$409,948
2022	\$253,531	\$224,500	\$478,031	\$372,680
2021	\$369,192	\$75,900	\$445,092	\$338,800
2020	\$232,100	\$75,900	\$308,000	\$308,000

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.