



**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<sup>+++</sup>:** 2,310

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 28,749

**Land Acres<sup>\*</sup>:** 0.6600

**Pool:** N

<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:**  
LAUGHLIN FRANK DOUGLAS  
**Primary Owner Address:**  
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	<a href="#">D217046200</a>		
HOUCK ASHLEY;HOUCK SCOTT	5/23/2013	<a href="#">D213134061</a>	0000000	0000000
SHORES MICHAEL A;SHORES SOPHIE	8/26/1997	00128860000217	0012886	0000217
YOUNG STEVEN D	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	\$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.