



Address: [1104 TRAIL RIDGE DR](#)
City: KELLER
Georeference: 42437M-1-1
Subdivision: TRAIL RIDGE ESTATES - KELLER
Neighborhood Code: 3W030X

Latitude: 32.9518583333
Longitude: -97.2314482824
TAD Map: 2078-464
MAPSCO: TAR-023D



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

PROPERTY DATA

Legal Description: TRAIL RIDGE ESTATES - KELLER Block 1 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: 1991

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06401791

Site Name: TRAIL RIDGE ESTATES - KELLER-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,192

Percent Complete: 100%

Land Sqft^{*}: 36,000

Land Acres^{*}: 0.8264

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:

CLEGG WESTON
CLEGG MEGAN

Deed Date: 10/7/2016

Deed Volume:

Deed Page:

Instrument: [D216238157](#)

Primary Owner Address:

1104 TRAIL RIDGE DR
KELLER, TX 76248

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR LAIRD CURTIS	7/6/2010	00000000000000	0000000	0000000
TAYLOR CHARLENE EST;TAYLOR LAIRD C	1/9/1998	00130470000271	0013047	0000271
SPRATLIN CHARLES W;SPRATLIN SHERE	8/5/1992	00107450000783	0010745	0000783
ASSOCIATES RELOCATION MGT CO	7/23/1992	00107450000778	0010745	0000778
CHERRYHOLMES DANIEL L	10/22/1991	00104240001514	0010424	0001514
AUSTIN SAM	12/13/1990	00101250000386	0010125	0000386
PARSONS STEVE	1/1/1989	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	\$405,585	\$330,600	\$736,185	\$612,269
2023	\$319,400	\$330,600	\$650,000	\$556,608
2022	\$340,707	\$165,300	\$506,007	\$506,007
2021	\$322,700	\$165,300	\$488,000	\$488,000
2020	\$289,222	\$165,300	\$454,522	\$454,522

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.