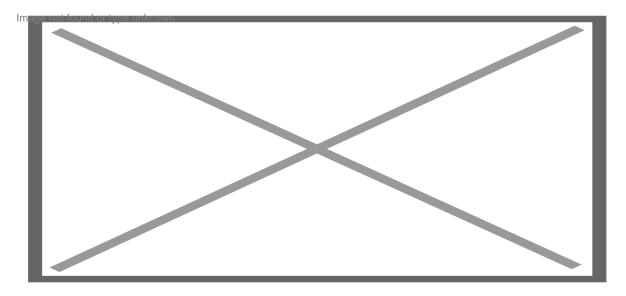


# Tarrant Appraisal District Property Information | PDF Account Number: 06571115

#### Address: 1001 CANTERBURY LN

City: KELLER Georeference: 8537G-3-10 Subdivision: COURTS OF CANTERBURY FOREST Neighborhood Code: 3K360I Latitude: 32.9165330744 Longitude: -97.2294409492 TAD Map: 2078-452 MAPSCO: TAR-023V





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

#### PROPERTY DATA

#### Legal Description: COURTS OF CANTERBURY FOREST Block 3 Lot 10

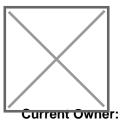
#### Jurisdictions:

CITY OF KELLER (013) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907) State Code: A Year Built: 1995 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06571115 Site Name: COURTS OF CANTERBURY FOREST-3-10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 4,331 Percent Complete: 100% Land Sqft\*: 17,388 Land Acres\*: 0.3991 Pool: Y

#### +++ Rounded.

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

# **OWNER INFORMATION**



SHOULDERS FAMILY TRUST

Primary Owner Address: 1001 CANTERBURY LN KELLER, TX 76248 Deed Date: 11/27/2023 Deed Volume: Deed Page: Instrument: D223210173

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHOULDERS ALLEN M;SHOULDERS LAURA	9/25/2000	00145450000195	0014545	0000195
ARELLANO JOSE;ARELLANO SUE	6/16/1998	00126000000005	0012600	0000005
ARELLANO JOSE E;ARELLANO SUELY L	11/22/1996	00126000000005	0012600	0000005
MATHERS ARTHUR D;MATHERS SARA J	8/9/1994	00116980001201	0011698	0001201
SOUTHERN VENTURES JV	8/8/1994	00116980001198	0011698	0001198
PHIL CHAFFINS CUSTOM HOME INC	8/11/1993	00112360000805	0011236	0000805
SOUTHERN VENTURES JV	1/1/1992	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	\$610,340	\$169,660	\$780,000	\$732,050
2023	\$596,340	\$169,660	\$766,000	\$665,500
2022	\$578,451	\$169,660	\$748,111	\$605,000
2021	\$435,000	\$115,000	\$550,000	\$550,000
2020	\$440,657	\$109,343	\$550,000	\$550,000

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**



# Tarrant Appraisal District Property Information | PDF

#### • 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.