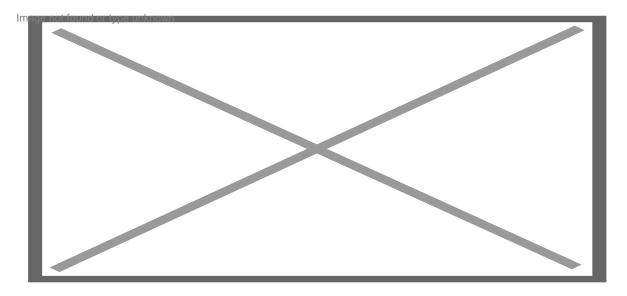


Tarrant Appraisal District Property Information | PDF Account Number: 06738273

Address: 1609 GREENHILL CT

City: KELLER Georeference: 15445-4-16 Subdivision: GLEN FOREST ADDITION Neighborhood Code: 3K360N Latitude: 32.9152177801 Longitude: -97.213177918 TAD Map: 2084-452 MAPSCO: TAR-024T





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

PROPERTY DATA

Legal Description: GLEN FOREST ADDITION Block 4 Lot 16

Jurisdictions:

CITY OF KELLER (013) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907) State Code: A

Year Built: 1998 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06738273 Site Name: GLEN FOREST ADDITION-4-16 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,742 Percent Complete: 100% Land Sqft*: 16,600 Land Acres*: 0.3810 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: Deed Date: 1/31/2020 EDWARD LYNCH AND SELENE OROZCO NUNEZ FAMILY TRUST Deed Volume:

Primary Owner Address: 1609 GREENHILL CT

1609 GREENHILL CT KELLER, TX 76248

Deed Page:

Instrument: D222009875

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYNCH EDWARD JOSEPH III;OROZCO NUNEZ SELENE MARGARITA	11/26/2018	<u>D219196991</u>		
LYNCH EDWARD JOSEPH	8/1/2013	D213208871	0000000	0000000
LYNCH EDWARD J;LYNCH SUZANNE	3/12/2003	00164940000307	0016494	0000307
LYNCH EDW J III;LYNCH SUZANNE	7/19/1997	00128410000500	0012841	0000500
KELLER GLEN FOREST LTD	4/9/1997	00127350000445	0012735	0000445
ELFM CORP	4/8/1997	00127350000444	0012735	0000444
PROUTY TOM	11/22/1994	00118150001363	0011815	0001363
E L F M CORP	1/1/1994	000000000000000000000000000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$654,962	\$150,000	\$804,962	\$762,108
2023	\$658,179	\$150,000	\$808,179	\$692,825
2022	\$593,742	\$100,000	\$693,742	\$629,841
2021	\$472,583	\$100,000	\$572,583	\$572,583
2020	\$425,000	\$100,000	\$525,000	\$525,000

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.