



**Address:** [1439 BRIAR RUN](#)  
**City:** KELLER  
**Georeference:** 6473-8-12  
**Subdivision:** CARRIAGE GATE ADDITION  
**Neighborhood Code:** 3K340G

**Latitude:** 32.9074542985  
**Longitude:** -97.2387580426  
**TAD Map:** 2078-448  
**MAPSCO:** TAR-023Y



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

## PROPERTY DATA

**Legal Description:** CARRIAGE GATE ADDITION  
Block 8 Lot 12

**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:** RYAN LLC (00320R)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06804624

**Site Name:** CARRIAGE GATE ADDITION-8-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 1,816

**Percent Complete:** 100%

**Land Sqft\*:** 7,043

**Land Acres\*:** 0.1616

**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:**

AMERICAN RESIDENTIAL LEASING COMPANY LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 8/7/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214170004](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEIXNER DAN MUGG;MEIXNER KRISTINA	3/13/2003	00165220000148	0016522	0000148
HERMANN JAMES H;HERMANN LINDA	11/9/2001	00152810000516	0015281	0000516
GEIST DEBORAH;GEIST PAUL R	1/20/1999	00136300000203	0013630	0000203
MERCEDES HOMES OF TEXAS INC	3/13/1998	00131410000010	0013141	0000010
GENERAL HOMES CORP	3/11/1995	00122880002224	0012288	0002224
CARRIAGE GATE LTD	1/1/1995	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	\$347,615	\$68,722	\$416,337	\$416,337
2023	\$345,120	\$68,722	\$413,842	\$413,842
2022	\$254,265	\$68,722	\$322,987	\$322,987
2021	\$235,000	\$55,000	\$290,000	\$290,000
2020	\$210,000	\$55,000	\$265,000	\$265,000

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

There are no exemptions for this property

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.