



Address: [1431 BRIAR RUN](#)
City: KELLER
Georeference: 6473-8-14
Subdivision: CARRIAGE GATE ADDITION
Neighborhood Code: 3K340G

Latitude: 32.9078045705
Longitude: -97.2387966965
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 14

Jurisdictions:

- CITY OF KELLER (013)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 06804640

Site Name: CARRIAGE GATE ADDITION-8-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,944

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:

GUIDRY GINA

Primary Owner Address:

1431 BRIAR RUN
KELLER, TX 76248

Deed Date: 4/15/1996

Deed Volume: 0012334

Deed Page: 0001096

Instrument: 00123340001096

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	12/18/1995	00122140001499	0012214	0001499
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*
2025	\$0	\$0	\$0	\$0
2024	\$333,708	\$68,722	\$402,430	\$380,666
2023	\$330,447	\$68,722	\$399,169	\$346,060
2022	\$280,500	\$68,722	\$349,222	\$314,600
2021	\$262,576	\$55,000	\$317,576	\$286,000
2020	\$205,000	\$55,000	\$260,000	\$260,000

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.