



Address: [1427 BRIAR RUN](#)
City: KELLER
Georeference: 6473-8-15
Subdivision: CARRIAGE GATE ADDITION
Neighborhood Code: 3K340G

Latitude: 32.9079797146
Longitude: -97.2388160203
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 15

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: None

Protest Deadline Date: 5/15/2025

Site Number: 06804659

Site Name: CARRIAGE GATE ADDITION-8-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,876

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:

LEMUS ANTHONY
LEMUS KRISTIN

Primary Owner Address:

1427 BRIAR RUN
KELLER, TX 76248

Deed Date: 8/24/2023

Deed Volume:

Deed Page:

Instrument: [D223152997](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPIRIT OPERATING LLC	6/24/2022	D222162500		
ROSS BRYAN	12/2/2016	D217073906		
SQUYRES DEBRA	6/13/2008	D208237012	0000000	0000000
GALLEGOS JOHN H	4/25/1996	00123580000600	0012358	0000600
MHI PARTNERSHIP LTD	1/4/1996	00122250001654	0012225	0001654
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	\$357,745	\$68,722	\$426,467	\$426,467
2023	\$352,588	\$68,722	\$421,310	\$421,310
2022	\$291,661	\$68,722	\$360,383	\$338,956
2021	\$258,105	\$55,000	\$313,105	\$308,142
2020	\$225,129	\$55,000	\$280,129	\$280,129

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.