Account Number: 06804888

Address: 640 SHADY BRIDGE LN

City: KELLER

**Georeference:** 6473-10-10

**Subdivision: CARRIAGE GATE ADDITION** 

Neighborhood Code: 3K340G

**Latitude:** 32.9058044983 **Longitude:** -97.2385662735

**TAD Map:** 2078-448 **MAPSCO:** TAR-037C





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

## PROPERTY DATA

Legal Description: CARRIAGE GATE ADDITION

Block 10 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: 1996

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 06804888

**Site Name:** CARRIAGE GATE ADDITION-10-10 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,446
Percent Complete: 100%

Land Sqft\*: 7,230 Land Acres\*: 0.1659

Pool: N

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

## **OWNER INFORMATION**

03-19-2025 Page 1



WARREN KAYLA MARIE WARREN BLAKE BOWERS **Primary Owner Address:** 640 SHADY BRIDGE LN KELLER, TX 76248

Deed Date: 3/5/2024 Deed Volume:

Deed Page:

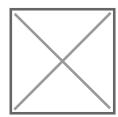
**Instrument:** D224038718

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMH TX PROPERTIES LP	12/11/2023	D223218802		
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	11/19/2018	D218276222		
AMH 2014-2 BORROWER LLC	9/19/2014	D214209729		
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	11/5/2013	00000000000000	0000000	0000000
RAINES JEFF	11/19/2004	D204369749	0000000	0000000
WERCHAN BRYAN;WERCHAN JENNIFER	4/24/2003	00166570000205	0016657	0000205
BOONE DARREN A;BOONE REBEKAH A	5/10/1999	00138150000339	0013815	0000339
PRUDENTIAL RES SERVICES	5/4/1999	00138150000337	0013815	0000337
WEBBER STEVEN S	8/23/1996	00124900000618	0012490	0000618
MHI PARTNERSHIP LTD	4/4/1996	00123280002306	0012328	0002306
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.

03-19-2025 Page 2



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$329,350	\$70,550	\$399,900	\$399,900
2023	\$392,688	\$70,550	\$463,238	\$463,238
2022	\$324,712	\$70,550	\$395,262	\$395,262
2021	\$244,175	\$55,000	\$299,175	\$299,175
2020	\$238,109	\$55,000	\$293,109	\$293,109

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

03-19-2025 Page 3

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.