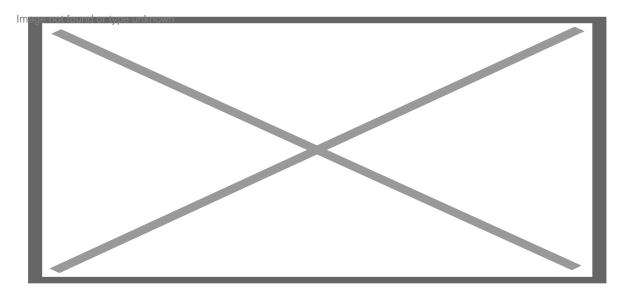


# Tarrant Appraisal District Property Information | PDF Account Number: 06804969

Address: <u>625 WILLOWWOOD TR</u> City: KELLER

Georeference: 6473-10-17 Subdivision: CARRIAGE GATE ADDITION Neighborhood Code: 3K340G Latitude: 32.9054193213 Longitude: -97.2389869628 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 17

#### Jurisdictions:

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

### State Code: A

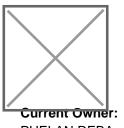
Year Built: 1995 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06804969 Site Name: CARRIAGE GATE ADDITION-10-17 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,925 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,938 Land Acres<sup>\*</sup>: 0.1592 Pool: N

#### +++ Rounded.

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

### **OWNER INFORMATION**





PHELAN REBA

**Primary Owner Address:** 625 WILLOWOOD TR KELLER, TX 76248

Deed Date: 5/15/2019 **Deed Volume: Deed Page:** Instrument: D219165121

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHELAN JAMES T;PHELAN REBA	10/15/2016	D216042688		
PHELAN JAMES	11/9/2001	00152620000232	0015262	0000232
NEWMAN STEVE R JR	12/31/1998	00135970000465	0013597	0000465
MHI PARTNERSHIP LTD	8/14/1995	00120680000179	0012068	0000179
CARRIAGE GATE LTD	1/1/1995	000000000000000000000000000000000000000	000000	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	\$463,280	\$67,702	\$530,982	\$452,726
2023	\$456,530	\$67,702	\$524,232	\$411,569
2022	\$376,855	\$67,702	\$444,557	\$374,154
2021	\$332,970	\$55,000	\$387,970	\$340,140
2020	\$304,395	\$55,000	\$359,395	\$309,218

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.