

Tarrant Appraisal District Property Information | PDF Account Number: 06805000

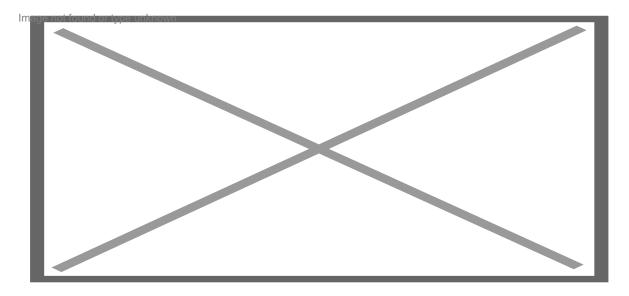
Address: <u>609 WILLOWWOOD TR</u> City: KELLER Georeference: 6473-10-21

Neighborhood Code: 3K340G

Subdivision: CARRIAGE GATE ADDITION

Latitude: 32.9052529549 Longitude: -97.2397772498 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 21

Jurisdictions:

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

State Code: A

Year Built: 1997

Personal Property Account: N/ALand AdAgent: ROBERT OLA COMPANY LLC dba OLA TAX (00955001: NProtest Deadline Date: 5/15/2025

Site Number: 06805000 Site Name: CARRIAGE GATE ADDITION-10-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,554 Percent Complete: 100% Land Sqft*: 6,938 Land Acres*: 0.1592

+++ Rounded.

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

OWNER INFORMATION



YAMATO HOLDINGS LLC

Primary Owner Address: 301 PARADISE COVE DENTON, TX 76208-5135

Deed Date: 9/12/2013 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213246760

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|-----------------------------------------|-------------|-----------|
| NEILS PRISCILLA;NEILS SCOTT R | 7/31/2007 | D207271823 | 000000 | 0000000 |
| GEARHART SHERI K | 5/4/2001 | 00148840000090 | 0014884 | 0000090 |
| KOZYCZ ANDREW | 5/31/2000 | 00143720000439 | 0014372 | 0000439 |
| NATIONAL MODEL HOMES INC | 1/29/1998 | 00130710000297 | 0013071 | 0000297 |
| MERCEDES HOMES OF TEXAS INC | 11/13/1997 | 00129970000028 | 0012997 | 0000028 |
| GENERAL HOMES CORP | 3/12/1997 | 00127000002272 | 0012700 | 0002272 |
| 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 | \$392,298 | \$67,702 | \$460,000 | \$460,000 |
| 2023 | \$372,298 | \$67,702 | \$440,000 | \$440,000 |
| 2022 | \$318,105 | \$67,702 | \$385,807 | \$385,807 |
| 2021 | \$263,000 | \$55,000 | \$318,000 | \$318,000 |
| 2020 | \$263,000 | \$55,000 | \$318,000 | \$318,000 |

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



Tarrant Appraisal District Property Information | PDF

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.