

# Tarrant Appraisal District Property Information | PDF Account Number: 06805000

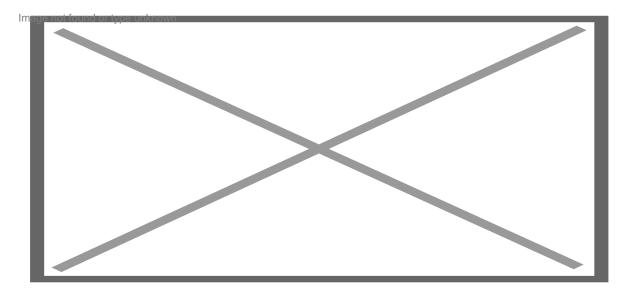
Address: <u>609 WILLOWWOOD TR</u> City: KELLER Georeference: 6473-10-21

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**



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### 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.