



LOCATION

Address: [1417 KAITLYN LN](#)

City: KELLER

Georeference: 44063-A-8

Subdivision: TWIN LAKES ADDITION (KELLER)

Neighborhood Code: 3K360Q

Latitude: 32.9210761978

Longitude: -97.2211784351

TAD Map: 2084-456

MAPSCO: TAR-024S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TWIN LAKES ADDITION
(KELLER) Block A Lot 8

Jurisdictions:

CITY OF KELLER (013)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$958,813

Protest Deadline Date: 5/15/2025

Site Number: 07123078

Site Name: TWIN LAKES ADDITION (KELLER)-A-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,383

Percent Complete: 100%

Land Sqft^{*}: 17,471

Land Acres^{*}: 0.4010

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CANNARIATO THOMAS S

DILLARD DAVID M

Primary Owner Address:

1417 KAITLYN LN

KELLER, TX 76248

Deed Date: 4/14/2015

Deed Volume:

Deed Page:

Instrument: [D215075928](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| HOLMES JOHN E | 3/4/2011 | D211053813 | 0000000 | 0000000 |
| SIVORI JANET GAYLE;SIVORI STAN | 5/31/2001 | 00149590000400 | 0014959 | 0000400 |
| WRIGHT DIRECTIONS LLC | 3/1/1999 | 00137060000022 | 0013706 | 0000022 |
| CONNELL REALTY SERVICE | 1/1/1997 | 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 | \$808,813 | \$150,000 | \$958,813 | \$832,163 |
| 2024 | \$808,813 | \$150,000 | \$958,813 | \$756,512 |
| 2023 | \$748,248 | \$150,000 | \$898,248 | \$687,738 |
| 2022 | \$683,464 | \$100,000 | \$783,464 | \$625,216 |
| 2021 | \$468,378 | \$100,000 | \$568,378 | \$568,378 |
| 2020 | \$468,540 | \$100,000 | \$568,540 | \$568,540 |

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.