



**Address:** [1304 CARRIAGE LN](#)  
**City:** KELLER  
**Georeference:** 6473-11-1  
**Subdivision:** CARRIAGE GATE ADDITION  
**Neighborhood Code:** 3K340G

**Latitude:** 32.9117206871  
**Longitude:** -97.240777909  
**TAD Map:** 2078-452  
**MAPSCO:** TAR-023Y



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

## PROPERTY DATA

**Legal Description:** CARRIAGE GATE ADDITION  
Block 11 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07167261

**Site Name:** CARRIAGE GATE ADDITION-11-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,027

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,824

**Land Acres<sup>\*</sup>:** 0.2025

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**  
AMH 2015-2 BORROWER LLC  
**Primary Owner Address:**  
30601 AGOURA RD STE 200  
AGOURA HILLS, CA 91301

**Deed Date:** 9/22/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215216824](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	9/18/2014	<a href="#">D214206705</a>		
PARVATHANENI DEEPTI	8/28/2009	<a href="#">D209235333</a>	0000000	0000000
DUTTN PROPERTIES LLC	6/2/2009	<a href="#">D209159777</a>	0000000	0000000
WALLINGTON HEIDI M	8/9/2005	<a href="#">D205245174</a>	0000000	0000000
KEARY ANN K;KEARY MARK J	11/10/1999	00140960000554	0014096	0000554
MHI PARTNERSHIP LTD	3/17/1999	00137260000363	0013726	0000363
CARRIAGE GATE LTD	1/1/1998	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$440,567	\$86,105	\$526,672	\$526,672
2023	\$438,895	\$86,105	\$525,000	\$525,000
2022	\$244,503	\$86,105	\$330,608	\$330,608
2021	\$275,608	\$55,000	\$330,608	\$330,608
2020	\$268,905	\$55,000	\$323,905	\$323,905

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



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.