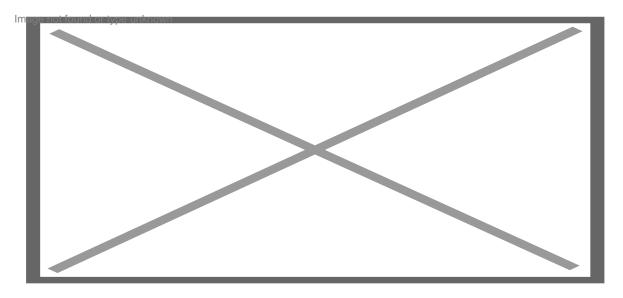


Tarrant Appraisal District Property Information | PDF Account Number: 07167415

Address: <u>1356 CARRIAGE LN</u>

City: KELLER Georeference: 6473-12-4 Subdivision: CARRIAGE GATE ADDITION Neighborhood Code: 3K340G Latitude: 32.909259562 Longitude: -97.2408115974 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 12 Lot 4

Jurisdictions:

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

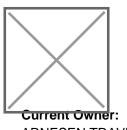
State Code: A

Year Built: 1999 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07167415 Site Name: CARRIAGE GATE ADDITION-12-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,980 Percent Complete: 100% Land Sqft^{*}: 6,710 Land Acres^{*}: 0.1540 Pool: N

+++ Rounded.

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

OWNER INFORMATION



ARNESEN TRAVIS ARNESEN TIFFANY

Primary Owner Address: 1356 CARRIAGE LN KELLER, TX 76248 Deed Date: 10/15/2021 Deed Volume: Deed Page: Instrument: D221308274

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|-----------|---|-------------|-----------|
| ERICKSON JAYME;ERICKSON STEFAN | 2/26/2019 | D219037520 | | |
| BEPKO AMY B;BEPKO JON P | 3/31/2008 | D208117775 | 000000 | 0000000 |
| TATICEK BRIAN;TATICEK CARA | 2/25/2000 | 00142370000540 | 0014237 | 0000540 |
| MERCEDES HOMES OF TEXAS INC | 8/16/1999 | 00139780000133 | 0013978 | 0000133 |
| CARRIAGE GATE LTD | 1/1/1998 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$371,986 | \$65,450 | \$437,436 | \$437,436 |
| 2023 | \$366,585 | \$65,450 | \$432,035 | \$405,369 |
| 2022 | \$303,067 | \$65,450 | \$368,517 | \$368,517 |
| 2021 | \$268,080 | \$55,000 | \$323,080 | \$323,080 |
| 2020 | \$245,301 | \$55,000 | \$300,301 | \$300,301 |

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.