



**Address:** [1404 CARRIAGE LN](#)  
**City:** KELLER  
**Georeference:** 6473-12-5  
**Subdivision:** CARRIAGE GATE ADDITION  
**Neighborhood Code:** 3K340G

**Latitude:** 32.9090919414  
**Longitude:** -97.2408161589  
**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 5

**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

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

**Site Number:** 07167423

**Site Name:** CARRIAGE GATE ADDITION-12-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,536

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,710

**Land Acres<sup>\*</sup>:** 0.1540

**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:**  
MANKARIOUS MARY  
**Primary Owner Address:**  
1404 CARRIAGE LN  
KELLER, TX 76248

**Deed Date:** 8/28/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224158262](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	3/19/2024	<a href="#">D224048760</a>		
AREBALO ADRIENNE DENISE;MARTINEZ GERALD WAYNE JR	8/26/2019	<a href="#">D219192735</a>		
MACHOLD CHRISTOPHER;MACHOLD DEBORA	8/4/2017	<a href="#">D217179259</a>		
HITTE DEBORAH S	12/19/2013	233-539463-13		
HITTE DAVID;HITTE DEBORAH	6/30/2000	00144190000244	0014419	0000244
MERCEDES HOMES OF TEXAS INC	2/16/1999	00136720000280	0013672	0000280
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	\$421,440	\$65,450	\$486,890	\$477,138
2023	\$415,296	\$65,450	\$480,746	\$433,762
2022	\$343,198	\$65,450	\$408,648	\$394,329
2021	\$303,481	\$55,000	\$358,481	\$358,481
2020	\$277,621	\$55,000	\$332,621	\$332,621

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.