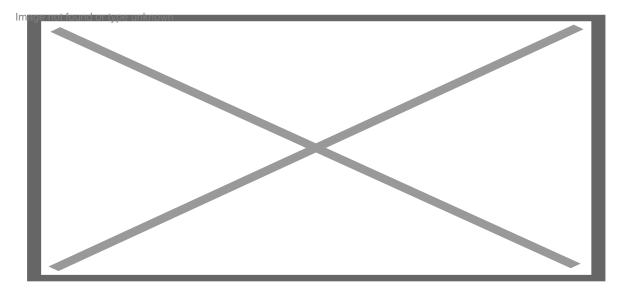


Tarrant Appraisal District Property Information | PDF Account Number: 41470230

Address: <u>1901 STERLING TRACE DR</u> City: KELLER Georeference: 24877D-DD-31 Subdivision: MARSHALL RIDGE Neighborhood Code: 3W080D Latitude: 32.9671594547 Longitude: -97.2425286307 TAD Map: 2078-472 MAPSCO: TAR-009U





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

PROPERTY DATA

Legal Description: MARSHALL RIDGE Block DD Lot 31

Jurisdictions:

CITY OF KELLER (013) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907) State Code: A Year Built: 2010 Personal Property Account: N/A Agent: None Site Number: 41470230 Site Name: MARSHALL RIDGE-DD-31 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,246 Percent Complete: 100% Land Sqft*: 13,836 Land Acres*: 0.3176 Pool: N

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

OWNER INFORMATION





BENMANSOUR OMAR

Primary Owner Address: 1901 STERLING TRACE DR KELLER, TX 76248-9738 Deed Date: 5/11/2011 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D211109838

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	7/19/2010	D210175054	000000	0000000
LO LAND ASSETS LP	1/1/2009	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	\$485,000	\$140,000	\$625,000	\$567,490
2023	\$471,000	\$120,000	\$591,000	\$515,900
2022	\$369,000	\$100,000	\$469,000	\$469,000
2021	\$332,835	\$100,000	\$432,835	\$432,835
2020	\$321,694	\$100,000	\$421,694	\$421,694

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.