



**Address:** [321 ROY CT](#)  
**City:** KELLER  
**Georeference:** 1908-3-5  
**Subdivision:** BEAR CREEK ESTATES-KELLER  
**Neighborhood Code:** 3K350B

**Latitude:** 32.9197765328  
**Longitude:** -97.246166105  
**TAD Map:** 2072-452  
**MAPSCO:** TAR-023T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BEAR CREEK ESTATES-KELLER Block 3 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:** 1988

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00129755

**Site Name:** BEAR CREEK ESTATES-KELLER-3-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,354

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 32,887

**Land Acres<sup>\*</sup>:** 0.7550

**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:**

ARIAS ANDREA LETICIA  
SEGOVIA EGAS PABLO ALBERTO

**Primary Owner Address:**

321 ROY CT  
KELLER, TX 76248

**Deed Date:** 1/26/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223014217](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
E CAPERS JOHNSON JR & RUBY P JOHNSON REVOCABLE LIVING TRUST	1/27/2007	<a href="#">D222294720</a> <a href="#">CWD</a>	0	0
JOHNSON E CAPERS JR;JOHNSON RUBY	7/8/1988	00093410000764	0009341	0000764
JACK BROCK BUILDER INC	6/1/1988	00092980001394	0009298	0001394
G R Y INC	12/31/1900	000000000000000	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	\$213,375	\$231,625	\$445,000	\$445,000
2024	\$213,375	\$231,625	\$445,000	\$445,000
2023	\$213,375	\$231,625	\$445,000	\$413,364
2022	\$228,284	\$231,625	\$459,909	\$375,785
2021	\$332,263	\$86,825	\$419,088	\$341,623
2020	\$286,713	\$86,825	\$373,538	\$310,566

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.