



Address: [312 ROY CT W](#)
City: KELLER
Georeference: 1908-3-7
Subdivision: BEAR CREEK ESTATES-KELLER
Neighborhood Code: 3K350B

Latitude: 32.9184172785
Longitude: -97.2466773285
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 7

Jurisdictions:

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

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 00129771

Site Name: BEAR CREEK ESTATES-KELLER-3-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,259

Percent Complete: 100%

Land Sqft^{*}: 38,219

Land Acres^{*}: 0.8774

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KIK MICHAEL EDWARD

KIK DELISA

Primary Owner Address:

312 ROY CT W

KELLER, TX 76248

Deed Date: 9/9/2019

Deed Volume:

Deed Page:

Instrument: [D219205464](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS RICKY;SIMMONS TAMARA	7/11/2006	D206215917	0000000	0000000
NORRIS GERI M;NORRIS RICHARD	11/21/2003	D203436760	0000000	0000000
BISHOP MARK L;BISHOP SHANA D	8/29/2001	00512010000016	0051201	0000016
OAKWOOD DEVELOPMENT	9/30/1997	00129380000087	0012938	0000087
G R Y INC	12/31/1900	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 ⁺
2025	\$505,918	\$240,805	\$746,723	\$746,723
2024	\$505,918	\$240,805	\$746,723	\$746,723
2023	\$579,743	\$240,805	\$820,548	\$759,576
2022	\$449,719	\$240,805	\$690,524	\$690,524
2021	\$549,099	\$100,901	\$650,000	\$650,000
2020	\$549,099	\$100,901	\$650,000	\$650,000

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.