

Tarrant Appraisal District

Property Information | PDF

Account Number: 01758977

Address: 1436 DARYLL LN

City: KELLER

Georeference: 25730-1-10

Subdivision: MELODY HILLS EAST ADDITION

Neighborhood Code: 3W090C

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



## PROPERTY DATA

Legal Description: MELODY HILLS EAST

ADDITION Block 1 Lot 10

Jurisdictions:

CITY OF KELLER (013) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KELLER ISD (907) State Code: A Year Built: 1996

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025 Notice Value: \$623,240

Protest Deadline Date: 5/24/2024

**Site Number:** 01758977

Site Name: MELODY HILLS EAST ADDITION-1-10

Site Class: A1 - Residential - Single Family

Latitude: 32.964543395

**TAD Map:** 2084-472 **MAPSCO:** TAR-010W

Longitude: -97.2194150054

Parcels: 1

Approximate Size+++: 2,282
Percent Complete: 100%

Land Sqft\*: 29,960 Land Acres\*: 0.6877

Pool: Y

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

CARLSON TYLER LOUIS CARLSON SUZANNE PRAY

**Primary Owner Address:** 

1436 DARYLL LN KELLER, TX 76262 **Deed Date: 4/26/2024** 

Deed Volume: Deed Page:

**Instrument:** D224076319

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLEMENTS JEFFERY C;CLEMENTS THERESA;RENFRO ROBERT;RENFROE RACHEL MARIE	12/18/2020	D220335092		
KAISER CAROL A;KAISER EDWARD O	7/25/2014	D214162023	0000000	0000000
KAISER CAROL ANN;KAISER EDWARD O	4/16/2013	D213097177	0000000	0000000
DEMEYER MARGARET R	11/22/2010	D210291291	0000000	0000000
ALT CHRISTOPHER	10/28/2010	D210291290	0000000	0000000
ALT CHRISTOPHER ALT;ALT SHARON	9/4/2007	D207327295	0000000	0000000
ALT SHARON	4/27/2005	D205125921	0000000	0000000
JOHNSON AMY E	6/29/2001	00149840000293	0014984	0000293
MCKINZIE PAMELA;MCKINZIE PHILIP	7/15/1996	00124390001212	0012439	0001212
B F BUILDER INC	3/21/1996	00123170000525	0012317	0000525
FURGERSON BRUCE	1/19/1996	00122400000767	0012240	0000767
RAPP A J JR	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

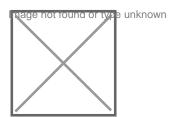
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$348,120	\$275,120	\$623,240	\$623,240
2024	\$348,120	\$275,120	\$623,240	\$490,958
2023	\$358,531	\$275,120	\$633,651	\$446,325
2022	\$330,910	\$137,560	\$468,470	\$405,750
2021	\$231,304	\$137,560	\$368,864	\$368,864
2020	\$222,513	\$137,560	\$360,073	\$360,073

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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