



**Address:** [1409 DARYLL LN](#)  
**City:** KELLER  
**Georeference:** 25730-1-20  
**Subdivision:** MELODY HILLS EAST ADDITION  
**Neighborhood Code:** 3W090C

**Latitude:** 32.961668262  
**Longitude:** -97.2186660969  
**TAD Map:** 2084-468  
**MAPSCO:** TAR-010W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MELODY HILLS EAST  
ADDITION Block 1 Lot 20

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1977

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$797,185

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

**Site Number:** 01759086

**Site Name:** MELODY HILLS EAST ADDITION-1-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,590

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 29,988

**Land Acres<sup>\*</sup>:** 0.6884

**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:**

NIELSEN GARY E

NIELSEN JULIA

**Primary Owner Address:**

1409 DARYLL LN

KELLER, TX 76262

**Deed Date:** 9/21/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221276835](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DINSMORE NICHOLAS W	6/15/2010	<a href="#">D210147544</a>	0000000	0000000
FISHER ELLEN L	3/20/2010	<a href="#">D210065626</a>	0000000	0000000
FISHER BILL J	3/17/2009	<a href="#">D209089486</a>	0000000	0000000
FISHER BILL J;FISHER ELLEN L	2/15/2007	<a href="#">D207064345</a>	0000000	0000000
JOHNSON DALE R	12/31/1900	0000000000000000	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	\$144,665	\$409,904	\$554,569	\$554,569
2024	\$337,916	\$275,360	\$613,276	\$575,465
2023	\$299,640	\$275,360	\$575,000	\$523,150
2022	\$337,911	\$137,680	\$475,591	\$475,591
2021	\$198,909	\$137,680	\$336,589	\$322,070
2020	\$200,609	\$137,680	\$338,289	\$292,791

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.