



**Address:** [1406 WINONA CT](#)  
**City:** KELLER  
**Georeference:** 25735-3-37  
**Subdivision:** MELODY HILLS ESTATES ADDITION  
**Neighborhood Code:** 3W090I

**Latitude:** 32.9618910617  
**Longitude:** -97.2266550519  
**TAD Map:** 2078-468  
**MAPSCO:** TAR-009Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MELODY HILLS ESTATES  
ADDITION Block 3 Lot 37

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1971

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$447,000

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

**Site Number:** 01759841

**Site Name:** MELODY HILLS ESTATES ADDITION-3-37

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,873

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 32,543

**Land Acres<sup>\*</sup>:** 0.7470

**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:**

MICHAEL AND EMILY CATO FAMILY TRUST

**Primary Owner Address:**

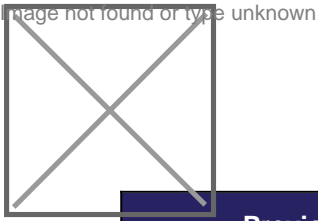
1406 WINONA CT  
KELLER, TX 76262

**Deed Date:** 8/15/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224145747](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CATO EMILY S;CATO MICHAEL W	12/28/1984	00080450001388	0008045	0001388
AUGUSTINE GARY JAMES	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	\$148,160	\$298,840	\$447,000	\$423,121
2024	\$148,160	\$298,840	\$447,000	\$384,655
2023	\$250,000	\$150,000	\$400,000	\$349,686
2022	\$248,795	\$70,000	\$318,795	\$317,896
2021	\$218,996	\$70,000	\$288,996	\$288,996
2020	\$225,713	\$70,000	\$295,713	\$295,713

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.