



**Address:** [1217 ROBIN DR](#)  
**City:** KELLER  
**Georeference:** 44087-A-4  
**Subdivision:** TWIN SPRINGS ESTATES ADDITION  
**Neighborhood Code:** 3W090L

**Latitude:** 32.9558741254  
**Longitude:** -97.2235331218  
**TAD Map:** 2084-468  
**MAPSCO:** TAR-024A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TWIN SPRINGS ESTATES  
ADDITION Block A Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$511,879

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

**Site Number:** 03208753

**Site Name:** TWIN SPRINGS ESTATES ADDITION-A-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,305

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 31,850

**Land Acres<sup>\*</sup>:** 0.7311

**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:**

CLD TEAM PROPERTIES LLC

**Primary Owner Address:**

950 E 114 HWY SUITE 160  
SOUTHLAKE, TX 76092

**Deed Date:** 1/31/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225016556](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAM BLAIR SMITH 2023 TRUST	9/29/2023	<a href="#">D223182126</a>		
SMITH WILLIAM BLAIR	12/31/2007	<a href="#">D212112654</a>	0000000	0000000
SMITH BARBARA;SMITH WILLIAM	8/12/1985	00082720001911	0008272	0001911
WILLIAM E PAGE	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	\$177,520	\$292,480	\$470,000	\$447,703
2024	\$219,399	\$292,480	\$511,879	\$407,003
2023	\$221,358	\$292,480	\$513,838	\$370,003
2022	\$223,317	\$146,240	\$369,557	\$336,366
2021	\$225,276	\$146,240	\$371,516	\$305,787
2020	\$131,748	\$146,240	\$277,988	\$277,988

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.