



**Address:** [1205 VALLEY RIDGE DR](#)  
**City:** KELLER  
**Georeference:** 44380--3-10  
**Subdivision:** VALLEY RIDGE ADDITION-KELLER  
**Neighborhood Code:** 3W030E

**Latitude:** 32.952994404  
**Longitude:** -97.2490478151  
**TAD Map:** 2072-464  
**MAPSCO:** TAR-023B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VALLEY RIDGE ADDITION-KELLER Lot 3 S1/2 3

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

**State Code:** A  
**Year Built:** 1973  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$775,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03239705  
**Site Name:** VALLEY RIDGE ADDITION-KELLER-3-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,520  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 65,340  
**Land Acres<sup>\*</sup>:** 1.5000  
**Pool:** Y

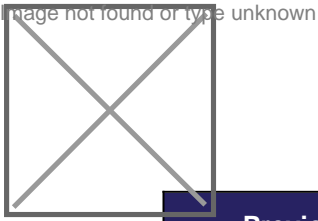
<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
FRANGIONE KENNETH A  
FRANGIONE LAUR  
**Primary Owner Address:**  
1205 VALLEY RIDGE DR  
KELLER, TX 76248-3937

**Deed Date:** 7/30/1997  
**Deed Volume:** 0012855  
**Deed Page:** 0000157  
**Instrument:** 00128550000157



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEISENHEIMER RHEATA J	2/3/1997	00126610000103	0012661	0000103
MEISENHEIMER W G	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	\$275,000	\$500,000	\$775,000	\$636,243
2024	\$275,000	\$500,000	\$775,000	\$578,403
2023	\$277,000	\$475,000	\$752,000	\$525,821
2022	\$307,865	\$275,000	\$582,865	\$478,019
2021	\$175,046	\$275,000	\$450,046	\$434,563
2020	\$217,145	\$275,000	\$492,145	\$395,057

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.