



Address: [1206 VALLEY RIDGE DR](#)
City: KELLER
Georeference: 44380--6
Subdivision: VALLEY RIDGE ADDITION-KELLER
Neighborhood Code: 3W030E

Latitude: 32.9533970829
Longitude: -97.2501156964
TAD Map: 2072-468
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 6

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

State Code: A
Year Built: 1965
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03239756
Site Name: VALLEY RIDGE ADDITION-KELLER-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,681
Percent Complete: 100%
Land Sqft^{*}: 117,612
Land Acres^{*}: 2.7000
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FRANGIONE LAURA CATALINA
FRANGIONE KENNETH ALAN
Primary Owner Address:
1206 VALLEY RIDGE
KELLER, TX 76248

Deed Date: 6/29/2018
Deed Volume:
Deed Page:
Instrument: [D218143967](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERR IRREVOCABLE TRUST	4/11/2017	D217092316		
HERR ROBERT J	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 ⁺
2025	\$104,000	\$740,000	\$844,000	\$844,000
2024	\$150,000	\$740,000	\$890,000	\$889,200
2023	\$86,000	\$655,000	\$741,000	\$741,000
2022	\$108,109	\$455,000	\$563,109	\$563,109
2021	\$106,226	\$455,000	\$561,226	\$561,226
2020	\$10,142	\$455,000	\$465,142	\$465,142

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

There are no exemptions for this property

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.