



**Address:** [312 CHARLES ST](#)  
**City:** KELLER  
**Georeference:** 46900-1-10  
**Subdivision:** WILLARD, B B SUBDIVISION  
**Neighborhood Code:** 3W070A

**Latitude:** 32.937931741  
**Longitude:** -97.2514302002  
**TAD Map:** 2072-460  
**MAPSCO:** TAR-023K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WILLARD, B B SUBDIVISION  
Block 1 Lot 10

**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:** None

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

**Notice Value:** \$243,486

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

**Site Number:** 03530434

**Site Name:** WILLARD, B B SUBDIVISION-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,312

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,916

**Land Acres<sup>\*</sup>:** 0.2276

**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:**

MEINEN RONALD

**Primary Owner Address:**

312 CHARLES ST  
KELLER, TX 76248-3309

**Deed Date:** 11/30/2011

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D211289294](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THETFORD JOANNA TR	9/3/2003	<a href="#">D203353978</a>	0000000	0000000
THETFORD ALVIN;THETFORD JOANNA	3/14/1986	00084860001281	0008486	0001281
ENTLER DAISY W	2/7/1985	00080860000680	0008086	0000680
CLINTON S ENTLER	12/31/1900	00000000000000	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	\$152,446	\$91,040	\$243,486	\$138,591
2024	\$152,446	\$91,040	\$243,486	\$125,992
2023	\$176,280	\$40,000	\$216,280	\$114,538
2022	\$127,435	\$40,000	\$167,435	\$104,125
2021	\$122,217	\$40,000	\$162,217	\$94,659
2020	\$130,606	\$40,000	\$170,606	\$86,054

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.