



**Address:** [8775 DAVIS BLVD](#)  
**City:** KELLER  
**Georeference:** A 640-1A01A2  
**Subdivision:** HIBBINS, JOHN SURVEY  
**Neighborhood Code:** 3K380A

**Latitude:** 32.9193001827  
**Longitude:** -97.1889438211  
**TAD Map:** 2090-452  
**MAPSCO:** TAR-024V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIBBINS, JOHN SURVEY  
Abstract 640 Tract 1A01A2 LESS HS

**Jurisdictions:**

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

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 8/16/2024

**Site Number:** 800013536

**Site Name:** HIBBINS, JOHN SURVEY 640 1A01A2 LESS HS

**Site Class:** ResAg - Residential - Agricultural

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 254,468

**Land Acres<sup>\*</sup>:** 5.8418

**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:**

BENSON TRACIE RUSH

**Primary Owner Address:**

8775 DAVIS BLVD  
KELLER, TX 76248-0309

**Deed Date:** 4/8/1993

**Deed Volume:** 0011014

**Deed Page:** 0000744

**Instrument:** 00110140000744

| Previous Owners              | Date     | Instrument     | Deed Volume | Deed Page |
|------------------------------|----------|----------------|-------------|-----------|
| MILES VIRGINIA;MILES WILLIAM | 3/1/1985 | 00081050001662 | 0008105     | 0001662   |

## 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 | \$8,400            | \$436,859   | \$445,259    | \$8,932                      |
| 2024 | \$8,400            | \$436,859   | \$445,259    | \$8,932                      |
| 2023 | \$8,475            | \$436,859   | \$445,334    | \$9,047                      |
| 2022 | \$8,550            | \$436,859   | \$445,409    | \$9,111                      |
| 2021 | \$8,625            | \$478,662   | \$487,287    | \$9,215                      |
| 2020 | \$8,700            | \$478,662   | \$487,362    | \$9,337                      |

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

- AGRICULTURAL 1D1 23.51

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.