



**Address:** [1307 FLYING TR](#)  
**City:** KELLER  
**Georeference:** A1276-1C  
**Subdivision:** ROBERTS, NANCY A SURVEY  
**Neighborhood Code:** 3K360H

**Latitude:** 32.9106665635  
**Longitude:** -97.2133503834  
**TAD Map:** 2084-452  
**MAPSCO:** TAR-024X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROBERTS, NANCY A SURVEY  
Abstract 1276 Tract 1C

**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

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

**Notice Value:** \$495,000

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

**Site Number:** 04121686

**Site Name:** ROBERTS, NANCY A SURVEY-1C

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,767

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 87,120

**Land Acres<sup>\*</sup>:** 2.0000

**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:**

MELANCON ANTHONY  
MELANCON VICTORIA

**Primary Owner Address:**

1307 FLYING TR  
KELLER, TX 76248-1005

**Deed Date:** 3/5/1993

**Deed Volume:** 0010973

**Deed Page:** 0001049

**Instrument:** 00109730001049

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEIST JOHN J;GEIST SHELLEY A	11/28/1990	00101120001640	0010112	0001640
LEMON WILLIAM M	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	\$170,000	\$325,000	\$495,000	\$335,113
2024	\$170,000	\$325,000	\$495,000	\$304,648
2023	\$175,000	\$325,000	\$500,000	\$276,953
2022	\$115,000	\$325,000	\$440,000	\$251,775
2021	\$85,542	\$230,000	\$315,542	\$228,886
2020	\$101,069	\$230,000	\$331,069	\$208,078

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.