



**Address:** [412 ROLAND DR](#)  
**City:** KELLER  
**Georeference:** A 692-1M  
**Subdivision:** HOLLAND, W J SURVEY  
**Neighborhood Code:** 3K350B

**Latitude:** 32.9225913204  
**Longitude:** -97.2445196185  
**TAD Map:** 2078-456  
**MAPSCO:** TAR-023T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HOLLAND, W J SURVEY  
Abstract 692 Tract 1M & A 1026 TR 2BB

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1970

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$842,764

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

**Site Number:** 04541499

**Site Name:** HOLLAND, W J SURVEY-1M-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,495

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 35,283

**Land Acres<sup>\*</sup>:** 0.8100

**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:**

VIVAT LIVING TRUST

**Primary Owner Address:**

412 ROLAND DR  
KELLER, TX 76248

**Deed Date:** 9/17/2024

**Deed Volume:** D

**Deed Page:**

**Instrument:** [D224168503](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARADI TRISHA;GARADI VIKRAM	9/30/2020	<a href="#">D220251862</a>		
QUINTANA KRISS;QUINTANA RAFAEL	11/17/2016	<a href="#">D216275505</a>		
SODER K DIANE	1/8/2003	00163720000138	0016372	0000138
SODER K D;SODER M T ELMORE	10/18/1996	00125660001767	0012566	0001767
ATKINS JANET;ATKINS RICHARD	6/27/1990	00099700001722	0009970	0001722
GLADNEY S L	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	\$607,014	\$235,750	\$842,764	\$831,875
2024	\$607,014	\$235,750	\$842,764	\$756,250
2023	\$706,662	\$235,750	\$942,412	\$687,500
2022	\$389,250	\$235,750	\$625,000	\$625,000
2021	\$531,850	\$93,150	\$625,000	\$625,000
2020	\$416,850	\$93,150	\$510,000	\$510,000

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.