



**Address:** [1316 WILLIS LN](#)  
**City:** KELLER  
**Georeference:** 30750--19  
**Subdivision:** OAK DALE ADDITION (KELLER)  
**Neighborhood Code:** 3K340C

**Latitude:** 32.9103613839  
**Longitude:** -97.2479072086  
**TAD Map:** 2072-452  
**MAPSCO:** TAR-023X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK DALE ADDITION (KELLER)  
Lot 19

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 04548140

**Site Name:** OAK DALE ADDITION (KELLER) 19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,296

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 28,750

**Land Acres<sup>\*</sup>:** 0.6600

**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:**

KING EDWARD L

KING PAULA A

**Primary Owner Address:**

1316 WILLIS LN

KELLER, TX 76248

**Deed Date:** 7/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221216532](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROVIDENTIAL LAND DEVELOPMENT LP	10/12/2017	<a href="#">D217239443</a>		
PERERA WASANTHA;SARAM YASUSHI DE;TISSERA SHIMAL A	6/30/2017	<a href="#">D217150061</a>		
CABANISS MICHAEL G	11/1/2016	<a href="#">D216282493</a>		
CABANISS DONNA;CABANISS MICHAEL G	7/11/1997	00128350000131	0012835	0000131
DEES JOHN S	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	\$538,736	\$224,500	\$763,236	\$763,236
2024	\$663,500	\$224,500	\$888,000	\$888,000
2023	\$719,453	\$224,500	\$943,953	\$943,953
2022	\$430,476	\$224,500	\$654,976	\$654,976
2021	\$0	\$75,900	\$75,900	\$75,900
2020	\$0	\$75,900	\$75,900	\$75,900

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.