



**Address:** [308 ROY LN](#)  
**City:** KELLER  
**Georeference:** 31545-7-3  
**Subdivision:** PARK ADDITION (KELLER)  
**Neighborhood Code:** 3K350G

**Latitude:** 32.9297984258  
**Longitude:** -97.2456282606  
**TAD Map:** 2078-456  
**MAPSCO:** TAR-023P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARK ADDITION (KELLER)  
Block 7 Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1987

**Agent:** None

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

**Site Number:** 04747097

**Site Name:** PARK ADDITION (KELLER)-7-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,645

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,403

**Land Acres<sup>\*</sup>:** 0.1929

**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 LINDA L  
BENSON DENNIS K

**Primary Owner Address:**

652 ROCK SPRINGS DR  
KELLER, TX 76248

**Deed Date:** 6/25/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221186035](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YEAGER LEASE PROPERTIES LLC	5/31/2016	<a href="#">D216124925</a>		
YEAGER REVOCABLE TRUST	8/24/2009	<a href="#">D209230216</a>	0000000	0000000
YEAGER KAREN YEAGER;YEAGER MATTHEW	3/20/2009	<a href="#">D209085887</a>	0000000	0000000
SAMPSEL JOANNE NEWBERGER	5/15/2005	<a href="#">D209085886</a>	0000000	0000000
SAMPSEL JOANNE;SAMPSEL RONALD EST	3/6/2001	00147670000406	0014767	0000406
HEFFERNAN CHRISTINA;HEFFERNAN M P	4/27/1998	00132040000208	0013204	0000208
OHNSTAD BRADLEY A;OHNSTAD DIANNE	10/5/1989	00097400001997	0009740	0001997
G R Y INC	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	\$280,222	\$81,982	\$362,204	\$362,204
2024	\$280,222	\$81,982	\$362,204	\$362,204
2023	\$277,310	\$81,982	\$359,292	\$359,292
2022	\$208,778	\$81,982	\$290,760	\$290,760
2021	\$217,942	\$40,000	\$257,942	\$257,942
2020	\$197,718	\$40,000	\$237,718	\$237,718

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

There are no exemptions for this property

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.