



**Address:** [348 ROY LN](#)  
**City:** KELLER  
**Georeference:** 31545-7-13  
**Subdivision:** PARK ADDITION (KELLER)  
**Neighborhood Code:** 3K350G

**Latitude:** 32.9276893961  
**Longitude:** -97.2456423063  
**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 13

**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

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04747208

**Site Name:** PARK ADDITION (KELLER)-7-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,779

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,719

**Land Acres<sup>\*</sup>:** 0.2001

**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:**

JCH WILLIAMS PROPERTIES LLC

**Primary Owner Address:**

3111 COVESIDE  
GRAPEVINE, TX 76051-2418

**Deed Date:** 10/28/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216258774](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALHOUN HANNAH;CALHOUN NEAL	2/10/2009	<a href="#">D209043846</a>	0000000	0000000
DECKER MARKUS C	6/6/2000	00143990000299	0014399	0000299
ASFAR JOHN;ASFAR LEE L	5/24/1993	00110780001102	0011078	0001102
MCPHERSON BRIAN R ETAL LESLIE	1/15/1991	00101600001360	0010160	0001360
PETERS LYNNE A;PETERS NOEL A	8/22/1988	00093640000018	0009364	0000018
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	\$317,294	\$85,085	\$402,379	\$402,379
2024	\$317,294	\$85,085	\$402,379	\$402,379
2023	\$261,756	\$85,085	\$346,841	\$346,841
2022	\$236,269	\$85,085	\$321,354	\$321,354
2021	\$246,657	\$40,000	\$286,657	\$286,657
2020	\$240,498	\$40,000	\$280,498	\$280,498

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.