

Tarrant Appraisal District

Property Information | PDF

Account Number: 04913817

Address: 449 HOVENKAMP ST

City: KELLER

Georeference: 21750-7-26

Subdivision: JOHNSON ADDITION-KELLER

Neighborhood Code: 3W070A

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

## PROPERTY DATA

Legal Description: JOHNSON ADDITION-KELLER

Block 7 Lot 26

Jurisdictions:

CITY OF KELLER (013)
TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KELLER ISD (907) State Code: A Year Built: 1983

Personal Property Account: N/A

Agent: None

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

Site Number: 04913817

Latitude: 32.9409813956

**TAD Map:** 2072-460 **MAPSCO:** TAR-023F

Longitude: -97.2477706365

**Site Name:** JOHNSON ADDITION-KELLER-7-26 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,463
Percent Complete: 100%

Land Sqft\*: 10,407 Land Acres\*: 0.2389

Pool: N

+++ Rounded.

### **OWNER INFORMATION**

**Current Owner:** 

LITCHFIELD & HUNT REAL PROPERTIES LLC-SERIES A

**Primary Owner Address:** 

27 RANCHO DR N

FORT WORTH, TX 76244

Deed Date: 3/25/2022 Deed Volume:

Deed Page:

Instrument: D22278954

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNNY AND MELANIE HUNT LIVING TRUST	12/5/2019	D219281087		
HUNT JOHN JR;HUNT MELANIE G	11/10/2005	D207455718	0000000	0000000
HUNT HELEN L;HUNT JOHN SR	3/12/2001	00147790000199	0014779	0000199
NOBLES FAMILY TRUST	7/1/1997	00129570000102	0012957	0000102
JOHNSON OMA JO	1/9/1997	00126630000614	0012663	0000614
MARR RHONDA	11/27/1990	00101080000800	0010108	0000800
MARR RHONDA;MARR WES	9/12/1988	00093920000730	0009392	0000730
LOWDER JAMES C;LOWDER MARGARET	8/2/1986	00086340001303	0008634	0001303
SMITTLE CARLIN L;SMITTLE LAURA	8/1/1986	00086340001301	0008634	0001301
SMITTLE CARLIN L;SMITTLE LAURA	11/2/1984	00079710001939	0007971	0001939
GILBERT-FRY FIRST JT VENTURE	3/22/1983	00074630001264	0007463	0001264
HOUSTON CLINTON SAM JR	12/31/1900	00000000000000	0000000	0000000

# **VALUES**

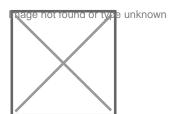
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$233,248	\$95,560	\$328,808	\$328,808
2024	\$233,248	\$95,560	\$328,808	\$328,808
2023	\$267,428	\$40,000	\$307,428	\$307,428
2022	\$190,981	\$40,000	\$230,981	\$230,981
2021	\$181,405	\$40,000	\$221,405	\$221,405
2020	\$151,827	\$40,000	\$191,827	\$191,827

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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