



Address: [1540 NIGHTINGALE CIR](#)
City: KELLER
Georeference: 13976-2-11
Subdivision: FLORENCE PLACE ADDITION
Neighborhood Code: 3W030N

Latitude: 32.9457210375
Longitude: -97.2124101113
TAD Map: 2084-464
MAPSCO: TAR-024F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FLORENCE PLACE ADDITION
Block 2 Lot 11

Jurisdictions:

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

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$574,042

Protest Deadline Date: 5/24/2024

Site Number: 05048869

Site Name: FLORENCE PLACE ADDITION-2-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,553

Percent Complete: 100%

Land Sqft^{*}: 35,568

Land Acres^{*}: 0.8165

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RICH BRUCE C
RICH ELIZABETH

Primary Owner Address:

1540 NIGHTINGALE CIR
ROANOKE, TX 76262

Deed Date: 6/8/2018

Deed Volume:

Deed Page:

Instrument: [D218126082](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SINCLAIR ANGELA;SINCLAIR KEN E	6/9/2010	D204095253		
SINCLAIR ANGELA;SINCLAIR KEN E	3/24/2004	D204095253	0000000	0000000
HUGGINS MICHAEL;HUGGINS PENELOPE	11/19/1999	00141270000165	0014127	0000165
STEWART CONNALLY E;STEWART MARIA	9/8/1987	00090680000228	0009068	0000228
BUILDING COMPANY INC	11/22/1983	00076740001744	0007674	0001744
TRUSTEE WAYNE LEE	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 ⁺
2025	\$247,442	\$326,600	\$574,042	\$574,042
2024	\$247,442	\$326,600	\$574,042	\$568,411
2023	\$203,400	\$326,600	\$530,000	\$516,737
2022	\$342,700	\$163,300	\$506,000	\$469,761
2021	\$263,755	\$163,300	\$427,055	\$427,055
2020	\$203,658	\$163,300	\$366,958	\$366,958

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.