



Address: [1040 SIMMONS DR](#)
City: KELLER
Georeference: 22563-3-12
Subdivision: KEYS ADDITION, THE
Neighborhood Code: 3K360D

Latitude: 32.9175465504
Longitude: -97.225062319
TAD Map: 2084-452
MAPSCO: TAR-023V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KEYS ADDITION, THE Block 3
Lot 12

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
Notice Sent Date: 4/15/2025
Notice Value: \$638,672
Protest Deadline Date: 5/24/2024

Site Number: 05722888
Site Name: KEYS ADDITION, THE-3-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,779
Percent Complete: 100%
Land Sqft^{*}: 20,104
Land Acres^{*}: 0.4615
Pool: Y

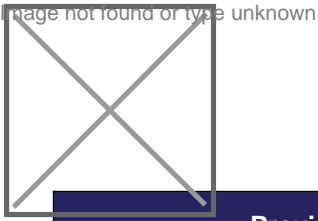
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
KAUTZER MARILYN R
Primary Owner Address:
1040 SIMMONS DR
KELLER, TX 76248-5230

Deed Date: 3/11/2016
Deed Volume:
Deed Page:
Instrument: 142-16-037660



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAUTZER KENNETH EST;KAUTZER MARILYN	4/29/1988	00092640002084	0009264	0002084
G T DESIGNER HOMES INC	3/3/1987	00088630001547	0008863	0001547
KEYS OF KELLER INC THE	1/1/1985	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 ⁺
2025	\$523,672	\$115,000	\$638,672	\$638,672
2024	\$523,672	\$115,000	\$638,672	\$632,785
2023	\$527,653	\$115,000	\$642,653	\$575,259
2022	\$483,835	\$90,000	\$573,835	\$522,963
2021	\$429,602	\$90,000	\$519,602	\$475,421
2020	\$342,201	\$90,000	\$432,201	\$432,201

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.