



Address: [612 SAN CLEMENTE](#)
City: KELLER
Georeference: 31806H-11-7
Subdivision: PARKWOOD SUBDIVISION (KELLER)
Neighborhood Code: 3W070F

Latitude: 32.9426759361
Longitude: -97.239881354
TAD Map: 2078-464
MAPSCO: TAR-023G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKWOOD SUBDIVISION
(KELLER) Block 11 Lot 7

Jurisdictions:
CITY OF KELLER (013)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)
State Code: A
Year Built: 1993
Personal Property Account: N/A
Agent: PROPERTY TAX PROTEST (00795)
Notice Sent Date: 4/15/2025
Notice Value: \$425,030
Protest Deadline Date: 5/24/2024

Site Number: 05734967
Site Name: PARKWOOD SUBDIVISION (KELLER)-11-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,849
Percent Complete: 100%
Land Sqft^{*}: 8,007
Land Acres^{*}: 0.1838
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:
WANCATA BRUCE S
Primary Owner Address:
612 SAN CLEMENTE DR
KELLER, TX 76248
Deed Date: 1/30/2018
Deed Volume:
Deed Page:
Instrument: [D218035645](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WANCATA BRUCE S	10/9/2003	D203398542	0000000	0000000
KACZMARK JAMES P	6/22/1993	00111490001858	0011149	0001858
GENERAL HOMES CORP	5/29/1992	00106580001153	0010658	0001153
PARKWOOD KELLER PARTNERS	5/30/1991	00102750000597	0010275	0000597
TEAM BANK N A	10/27/1989	00097430002295	0009743	0002295
PARKWOOD INVESTMENTS INC	4/7/1987	00089050000983	0008905	0000983
TEXAS AMERICAN BANK	3/3/1987	00088800000718	0008880	0000718
CALTEX LAND DEV CO INC	1/15/1986	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	\$330,030	\$95,000	\$425,030	\$389,452
2024	\$330,030	\$95,000	\$425,030	\$354,047
2023	\$364,185	\$85,000	\$449,185	\$321,861
2022	\$283,027	\$60,000	\$343,027	\$292,601
2021	\$206,001	\$60,000	\$266,001	\$266,001
2020	\$206,001	\$60,000	\$266,001	\$266,001

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.