



**Address:** [1417 CAT MOUNTAIN TR](#)  
**City:** KELLER  
**Georeference:** 18097-2-22  
**Subdivision:** HIGHLAND OAKS ADDITION  
**Neighborhood Code:** 3K340K

**Latitude:** 32.9069964455  
**Longitude:** -97.2293229686  
**TAD Map:** 2078-448  
**MAPSCO:** TAR-023Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIGHLAND OAKS ADDITION  
Block 2 Lot 22

**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:** \$458,520

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

**Site Number:** 05789281

**Site Name:** HIGHLAND OAKS ADDITION-2-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,877

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,527

**Land Acres<sup>\*</sup>:** 0.1498

**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:**

BLANKENSHIP S L  
BLANKENSHIP CYNTHIA

**Primary Owner Address:**

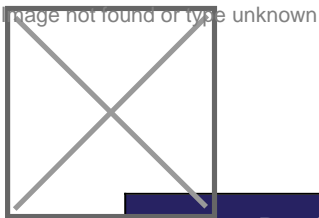
1417 CAT MOUNTAIN TR  
KELLER, TX 76248-3258

**Deed Date:** 6/26/1997

**Deed Volume:** 0012835

**Deed Page:** 0000011

**Instrument:** 00128350000011



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MULLEN CLAUDE;MULLEN MARCIA	9/9/1986	00086780000730	0008678	0000730
JAY & G BUILDERS INC	2/4/1986	00084460001527	0008446	0001527
HIGHLAND OAKS OF KELLER INC	1/1/1985	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	\$368,520	\$90,000	\$458,520	\$458,520
2024	\$368,520	\$90,000	\$458,520	\$424,903
2023	\$350,002	\$90,000	\$440,002	\$386,275
2022	\$326,324	\$60,000	\$386,324	\$351,159
2021	\$281,606	\$60,000	\$341,606	\$319,235
2020	\$248,368	\$60,000	\$308,368	\$290,214

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.