



Address: [1281 BOURLAND RD](#)
City: KELLER
Georeference: 22330--3
Subdivision: KELLER HEIGHTS NORTH ADDITION
Neighborhood Code: 3W030R

Latitude: 32.9556771944
Longitude: -97.2417749096
TAD Map: 2078-468
MAPSCO: TAR-023C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KELLER HEIGHTS NORTH
ADDITION Lot 3

Jurisdictions:

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

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$1,108,251

Protest Deadline Date: 5/24/2024

Site Number: 05975875

Site Name: KELLER HEIGHTS NORTH ADDITION-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,309

Percent Complete: 100%

Land Sqft^{*}: 41,251

Land Acres^{*}: 0.9470

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:

BLAIR BRETT J
BLAIR SHANNA C

Primary Owner Address:

1281 BOURLAND RD
KELLER, TX 76248

Deed Date: 12/15/2016

Deed Volume:

Deed Page:

Instrument: [D216295801](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JPC REALTY LTD	12/26/2014	D214282793		
TATUM BUILDING CORP	10/15/2013	D213271706	0000000	0000000
COLEMAN KATIE;COLEMAN KENYON	10/1/2009	D209268140	0000000	0000000
THOMAS COLE CUSTOM HOMES LP	6/20/2006	D206190876	0000000	0000000
SANCAP INVESTMENTS LLC	3/24/2005	D206089491	0000000	0000000
SIMMONS TRUST	2/6/2004	000000000000000	0000000	0000000
SIMMONS LEONARD L EST	9/21/1998	000000000000000	0000000	0000000
SIMMONS LEONARD L	1/1/1986	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	\$729,451	\$378,800	\$1,108,251	\$1,036,807
2024	\$729,451	\$378,800	\$1,108,251	\$942,552
2023	\$865,737	\$378,800	\$1,244,537	\$856,865
2022	\$812,234	\$189,400	\$1,001,634	\$778,968
2021	\$651,403	\$189,400	\$840,803	\$708,153
2020	\$546,367	\$189,400	\$735,767	\$621,048

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.