



Address: [1416 BEAR RUN](#)
City: KELLER
Georeference: 1915-3-3
Subdivision: BEAR RUN ESTATES
Neighborhood Code: 3K360E

Latitude: 32.9262652366
Longitude: -97.2215219045
TAD Map: 2084-456
MAPSCO: TAR-024N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEAR RUN ESTATES Block 3
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: 1990
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$490,879
Protest Deadline Date: 5/24/2024

Site Number: 06385648
Site Name: BEAR RUN ESTATES-3-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,378
Percent Complete: 100%
Land Sqft^{*}: 11,970
Land Acres^{*}: 0.2747
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:
CODDING HAROLD D
CODDING NANCY A
Primary Owner Address:
1416 BEAR RUN
KELLER, TX 76248-5706

Deed Date: 6/26/1997
Deed Volume: 0012826
Deed Page: 0000514
Instrument: 00128260000514

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BORDEAUX ROY CLIFFORD	3/7/1996	00127000001316	0012700	0001316
BORDEAUX ROY C;BORDEAUX SUSAN A	6/29/1994	00116440000890	0011644	0000890
TADE JAYME;TADE LANCE	9/27/1991	00104000001789	0010400	0001789
RONNY STALEY CONST CO	7/16/1990	00099900000392	0009990	0000392
HOMEPLEX INC	1/1/1989	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	\$400,879	\$90,000	\$490,879	\$441,947
2024	\$400,879	\$90,000	\$490,879	\$401,770
2023	\$403,800	\$90,000	\$493,800	\$365,245
2022	\$242,041	\$90,000	\$332,041	\$332,041
2021	\$243,762	\$90,000	\$333,762	\$333,762
2020	\$245,483	\$90,000	\$335,483	\$335,483

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.