



**Address:** [1214 TRAIL RIDGE DR](#)  
**City:** KELLER  
**Georeference:** 42437M-1-11  
**Subdivision:** TRAIL RIDGE ESTATES - KELLER  
**Neighborhood Code:** 3W030X

**Latitude:** 32.9547096436  
**Longitude:** -97.2300187607  
**TAD Map:** 2078-468  
**MAPSCO:** TAR-023D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRAIL RIDGE ESTATES -  
KELLER Block 1 Lot 11

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$638,291

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

**Site Number:** 06401880

**Site Name:** TRAIL RIDGE ESTATES - KELLER-1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,122

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 36,023

**Land Acres<sup>\*</sup>:** 0.8269

**Pool:** Y

<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:**

SKORNIK EDWARD I  
SKORNIK FAYE T

**Primary Owner Address:**

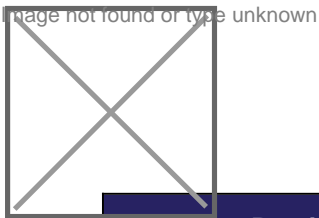
1214 TRAIL RIDGE DR  
KELLER, TX 76248-4058

**Deed Date:** 7/21/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204230410](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ERICKSON ANN J;ERICKSON DALLAS	1/12/1991	00101470001675	0010147	0001675
TRIAD CLASIQUES INC	1/11/1990	00098140001228	0009814	0001228
PARSONS STEVE	1/1/1989	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 <sup>+</sup>
2025	\$307,491	\$330,800	\$638,291	\$638,291
2024	\$307,491	\$330,800	\$638,291	\$618,915
2023	\$407,194	\$330,800	\$737,994	\$562,650
2022	\$362,487	\$165,400	\$527,887	\$511,500
2021	\$299,600	\$165,400	\$465,000	\$465,000
2020	\$299,600	\$165,400	\$465,000	\$465,000

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.