



**Address:** [813 KATY RD](#)  
**City:** FORT WORTH  
**Georeference:** A 265-15  
**Subdivision:** CHIRINO, JOSE SURVEY  
**Neighborhood Code:** 3K600H

**Latitude:** 32.9466858589  
**Longitude:** -97.2565607672  
**TAD Map:** 2072-464  
**MAPSCO:** TAR-023E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHIRINO, JOSE SURVEY  
Abstract 265 Tract 15

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** MARTY HERRMANN (09329)

**Protest Deadline Date:** 8/16/2024

**Site Number:** 80577148

**Site Name:** 80577148

**Site Class:** ResAg - Residential - Agricultural

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 202,536

**Land Acres<sup>\*</sup>:** 4.6496

**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:**

K&T NANCE FAMILY LIMITED PARTNERSHIP

**Primary Owner Address:**

1540 LOST LAKE DR  
KELLER, TX 76248

**Deed Date:** 4/4/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217081207](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K&T NANCE FAMILY LIMITED PARTNERSHIP;NANCE C KIRK;NANCE TERESA G	4/3/2017	<a href="#">D217081208</a>		
MOREN ANNIE MAXINE;NANCE C KIRK;NANCE TERESA G	12/23/2016	<a href="#">D216302341</a>		
NANCE C KIRK;NANCE TERESA G	12/22/2016	<a href="#">D216302341</a>		
MOREN A MAXINE	10/21/2004	000000000000000	0000000	0000000
MOREN JERRY LOUIS EST	3/29/1995	00119220000740	0011922	0000740
MOREN JERRY ETAL	1/1/1990	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	\$0	\$432,480	\$432,480	\$344
2024	\$0	\$432,480	\$432,480	\$344
2023	\$0	\$432,480	\$432,480	\$367
2022	\$0	\$209,232	\$209,232	\$377
2021	\$0	\$209,232	\$209,232	\$386
2020	\$0	\$209,232	\$209,232	\$409

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

- AGRICULTURAL 1D1 23.51

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.