



**Address:** [961 INDIAN BLANKET DR](#)  
**City:** KELLER  
**Georeference:** 2850-3-8R  
**Subdivision:** BLUEBONNET TRAILS ADDITION  
**Neighborhood Code:** 3W070C

**Latitude:** 32.9371854201  
**Longitude:** -97.2314917545  
**TAD Map:** 2078-460  
**MAPSCO:** TAR-023M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BLUEBONNET TRAILS  
ADDITION Block 3 Lot 8R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06445306

**Site Name:** BLUEBONNET TRAILS ADDITION-3-8R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,394

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,281

**Land Acres<sup>\*</sup>:** 0.1441

**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:**

ARDERY JOAN

ARDERY VICTOR VERA

**Primary Owner Address:**

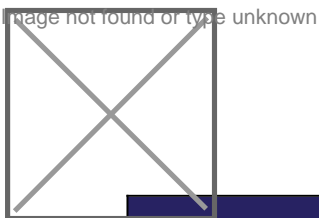
2801 COUNTRYSIDE TRL  
KELLER, TX 76248

**Deed Date:** 1/22/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214015072](#)



| Previous Owners            | Date      | Instrument                 | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| HUDSON-LEWIS CHELSEA       | 8/14/2009 | <a href="#">D209232237</a> | 0000000     | 0000000   |
| TOTTY SANDRA FAY           | 5/4/2006  | <a href="#">D206241523</a> | 0000000     | 0000000   |
| DINGMAN MARIE C            | 5/2/1994  | 000000000000000            | 0000000     | 0000000   |
| DINGMAN JOHN;DINGMAN MARIE | 6/17/1992 | 00106770001946             | 0010677     | 0001946   |
| ROY YATES INC              | 2/12/1992 | 00105400000799             | 0010540     | 0000799   |
| GORDON YATES BLDG SUPPLY   | 10/3/1991 | 00104080002007             | 0010408     | 0002007   |
| BONNET RESOURCES CORP      | 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 | \$240,000          | \$60,000    | \$300,000    | \$300,000                    |
| 2024 | \$250,485          | \$60,000    | \$310,485    | \$310,485                    |
| 2023 | \$252,426          | \$60,000    | \$312,426    | \$312,426                    |
| 2022 | \$244,200          | \$28,000    | \$272,200    | \$272,200                    |
| 2021 | \$198,000          | \$28,000    | \$226,000    | \$226,000                    |
| 2020 | \$166,243          | \$28,000    | \$194,243    | \$194,243                    |

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

There are no exemptions for this property

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.