



**Address:** [8801 CLAY HIBBINS RD](#)  
**City:** KELLER  
**Georeference:** 14725H-1-1  
**Subdivision:** FRANKLIN PLACE ADDITION  
**Neighborhood Code:** 3K380A

**Latitude:** 32.912635924  
**Longitude:** -97.1968555074  
**TAD Map:** 2090-452  
**MAPSCO:** TAR-024Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FRANKLIN PLACE ADDITION  
Block 1 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

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

**Notice Value:** \$2,078,986

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

**Site Number:** 06680291

**Site Name:** FRANKLIN PLACE ADDITION-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,787

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 251,079

**Land Acres<sup>\*</sup>:** 5.7640

**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:**

FRANKLIN JAMES G  
FRANKLIN MARY S

**Primary Owner Address:**

8801 CLAY HIBBINS RD  
KELLER, TX 76248-0219

**Deed Date:** 1/1/1994

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

## 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	\$1,471,686	\$607,300	\$2,078,986	\$2,078,986
2024	\$1,471,686	\$607,300	\$2,078,986	\$2,047,727
2023	\$1,324,547	\$607,300	\$1,931,847	\$1,861,570
2022	\$1,085,036	\$607,300	\$1,692,336	\$1,692,336
2021	\$1,029,476	\$662,860	\$1,692,336	\$1,692,336
2020	\$961,530	\$662,860	\$1,624,390	\$1,542,386

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.