



Address: [1740 SAWTOOTH OAK TR](#)
City: KELLER
Georeference: 7125C-I-19
Subdivision: CHASE OAKS ADDITION
Neighborhood Code: 3K340H

Latitude: 32.9030738603
Longitude: -97.241690111
TAD Map: 2078-448
MAPSCO: TAR-037C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHASE OAKS ADDITION Block I
Lot 19

Jurisdictions:

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

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06767915

Site Name: CHASE OAKS ADDITION-I-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,465

Percent Complete: 100%

Land Sqft^{*}: 10,313

Land Acres^{*}: 0.2367

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MANDOZA JACOB
MANDOZA MORGAN

Primary Owner Address:

1740 SAWTOOTH OAK TR
KELLER, TX 76248

Deed Date: 7/22/2020

Deed Volume:

Deed Page:

Instrument: [D220176609](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------------------|-------------|-----------|
| THATCHER BENJAMIN | 4/30/2014 | D214088505 | 0000000 | 0000000 |
| PARNELL C L;PARNELL JAMES P | 12/2/1998 | 00135550000013 | 0013555 | 0000013 |
| BROWN JACKIE;BROWN JOHN E | 5/1/1996 | 00123660001455 | 0012366 | 0001455 |
| PULTE HOME CORP OF TEXAS | 1/1/1994 | 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 | \$386,618 | \$85,000 | \$471,618 | \$471,618 |
| 2024 | \$405,000 | \$85,000 | \$490,000 | \$490,000 |
| 2023 | \$432,565 | \$85,000 | \$517,565 | \$502,150 |
| 2022 | \$426,306 | \$60,000 | \$486,306 | \$456,500 |
| 2021 | \$355,000 | \$60,000 | \$415,000 | \$415,000 |
| 2020 | \$329,161 | \$60,000 | \$389,161 | \$389,161 |

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.