



**Address:** [1021 ADONIS DR](#)  
**City:** KELLER  
**Georeference:** 12888H-2-19  
**Subdivision:** ESTATES OF OAK RUN ADDITION  
**Neighborhood Code:** 3K3600

**Latitude:** 32.9109259652  
**Longitude:** -97.2279009413  
**TAD Map:** 2078-452  
**MAPSCO:** TAR-023Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ESTATES OF OAK RUN  
ADDITION Block 2 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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$625,000

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

**Site Number:** 06923534

**Site Name:** ESTATES OF OAK RUN ADDITION-2-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,117

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,223

**Land Acres<sup>\*</sup>:** 0.2806

**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:**

FRAILING RYAN  
FRAILING BROOKE

**Primary Owner Address:**

1021 ADONIS DR  
KELLER, TX 76248

**Deed Date:** 1/5/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224003350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHMITT CARL J;SCHMITT KATHLEEN A	4/11/2017	<a href="#">D217079637</a>		
SCHMITT CARL J;SCHMITT KATHLEEN A	2/8/2017	<a href="#">D217037641</a>		
SCHMITT CARL J;SCHMITT KATHLEEN	12/28/2004	<a href="#">D205006473</a>	0000000	0000000
DESROCHERS JULIE;DESROCHERS PAUL	8/6/1999	00139580000077	0013958	0000077
ARMSTRONG BEVERLY;ARMSTRONG ROY	1/30/1998	00130700000089	0013070	0000089
PARK PLACE BUILDERS INC	4/9/1997	00127340000132	0012734	0000132
BURSEY RESIDENTIAL LTD	1/1/1996	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 <sup>+</sup>
2025	\$525,000	\$100,000	\$625,000	\$625,000
2024	\$525,000	\$100,000	\$625,000	\$625,000
2023	\$551,690	\$100,000	\$651,690	\$651,690
2022	\$465,109	\$85,000	\$550,109	\$550,109
2021	\$331,054	\$85,000	\$416,054	\$416,054
2020	\$331,054	\$85,000	\$416,054	\$416,054

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.