



Address: [804 FOREST LAKES CT](#)
City: KELLER
Georeference: 14218D-6-25
Subdivision: FOREST LAKES ESTATES ADDITION
Neighborhood Code: 3K350K

Latitude: 32.9197776688
Longitude: -97.2348806881
TAD Map: 2078-452
MAPSCO: TAR-023U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST LAKES ESTATES
ADDITION Block 6 Lot 25

Jurisdictions:

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

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (P0008)

Notice Sent Date: 4/15/2025

Notice Value: \$717,127

Protest Deadline Date: 5/24/2024

Site Number: 06956416

Site Name: FOREST LAKES ESTATES ADDITION-6-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,965

Percent Complete: 100%

Land Sqft^{*}: 12,559

Land Acres^{*}: 0.2883

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CARANCI THOMAS C
CARANCI PEGGY J

Primary Owner Address:

804 FOREST LAKES CT
KELLER, TX 76248

Deed Date: 9/7/2017

Deed Volume:

Deed Page:

Instrument: [D217208271](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LACOSTE KURT F;LACOSTE LINDA C	4/4/2005	D205109458	0000000	0000000
BLACK MARADELL	8/6/1998	00133740000081	0013374	0000081
WHITENER CONNIE;WHITENER M D JR	2/17/1998	00130900000115	0013090	0000115
WHITENER CONNIE ETAL;WHITENER M D	8/14/1997	00128750000560	0012875	0000560
DREES CO THE	3/21/1997	00127160001872	0012716	0001872
CENTURION AMERICAN CUS HOMES	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 ⁺
2025	\$513,840	\$153,160	\$667,000	\$667,000
2024	\$563,967	\$153,160	\$717,127	\$694,862
2023	\$578,198	\$153,160	\$731,358	\$631,693
2022	\$461,840	\$153,160	\$615,000	\$574,266
2021	\$430,244	\$118,750	\$548,994	\$522,060
2020	\$355,850	\$118,750	\$474,600	\$474,600

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.