



Address: [1612 MOUNTAIN LAUREL DR](#)
City: KELLER
Georeference: 7125C-B-44
Subdivision: CHASE OAKS ADDITION
Neighborhood Code: 3K340H

Latitude: 32.9057272111
Longitude: -97.2454745937
TAD Map: 2078-448
MAPSCO: TAR-037B



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
B Lot 44

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$501,199

Protest Deadline Date: 5/24/2024

Site Number: 07016506

Site Name: CHASE OAKS ADDITION-B-44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,859

Percent Complete: 100%

Land Sqft^{*}: 8,610

Land Acres^{*}: 0.1976

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:

MARTINEZ ANDREW EDIJER
MARTINEZ MARIELLA

Primary Owner Address:

1612 MOUNTAIN LAUREL DR
KELLER, TX 76248

Deed Date: 1/19/2024

Deed Volume:

Deed Page:

Instrument: [D224012109](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLANAGAN CRAIG;FLANAGAN SARAH GRAY	4/10/2008	D208134470	0000000	0000000
SHABAY CHRISTOPHER;SHABAY WENDY	4/18/2000	00143170000161	0014317	0000161
JACOBS DEBBIE S;JACOBS RODNEY J	12/23/1998	00135930000416	0013593	0000416
HAMMONDS HOMES INC	8/17/1998	00133750000368	0013375	0000368
CHASE OAKS KELLER I LTD	6/13/1997	00128280000350	0012828	0000350
CHASE OAKS ETAL	1/1/1997	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	\$416,199	\$85,000	\$501,199	\$501,199
2024	\$416,199	\$85,000	\$501,199	\$460,768
2023	\$391,465	\$85,000	\$476,465	\$418,880
2022	\$320,800	\$60,000	\$380,800	\$380,800
2021	\$314,396	\$60,000	\$374,396	\$371,826
2020	\$278,024	\$60,000	\$338,024	\$338,024

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.