

Tarrant Appraisal District

Property Information | PDF

Account Number: 07123183

Address: 1400 KAITLYN LN

City: KELLER

Georeference: 44063-A-19

Subdivision: TWIN LAKES ADDITION (KELLER)

Neighborhood Code: 3K360Q

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

TAD Map: 2084-456 MAPSCO: TAR-024S

PROPERTY DATA

Legal Description: TWIN LAKES ADDITION

(KELLER) Block A 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: 2000

Personal Property Account: N/A

Notice Sent Date: 4/15/2025

Protest Deadline Date: 5/24/2024

Site Number: 07123183

Site Name: TWIN LAKES ADDITION (KELLER)-A-19

Site Class: A1 - Residential - Single Family

Latitude: 32.921159438

Longitude: -97.2240762053

Parcels: 1

Approximate Size+++: 4,946
Percent Complete: 100%

Land Sqft*: 18,228 Land Acres*: 0.4184

Agent: SOUTHLAND PROPERTY TAX CONSULTAN FS JINO (00344)

Notice Value: \$1,022,040

+++ Rounded.

OWNER INFORMATION

Current Owner:

REED FAMILY TRUST

Primary Owner Address:

1400 KAITLYN LN KELLER, TX 76248 **Deed Date: 7/11/2024**

Deed Volume: Deed Page:

Instrument: D224123670

08-10-2025 Page 1

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



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------|----------------|--------------|
| REED HEATH M;REED LISA F | 6/15/2021 | D221171785 | | |
| RANNELLS ALLISON NICOLE;RANNELLS THOMAS VANCE II | 12/31/2020 | D220347260 | | |
| HEAD DAVID P | 5/12/2011 | D211116750 | 0000000 | 0000000 |
| HEAD DAVID P | 11/10/2008 | D208435571 | 0000000 | 0000000 |
| RUVALCAVA SHAWB K | 4/1/2008 | D208149671 | 0000000 | 0000000 |
| CARTUS FINANCIAL CORPORATION | 3/15/2008 | D208149670 | 0000000 | 0000000 |
| LUNDSTROM PAUL L;LUNDSTROM SHARON | 12/5/2005 | D205364252 | 0000000 | 0000000 |
| ALLEN CATHY L;ALLEN LARRY M | 12/12/2000 | 00146580000286 | 0014658 | 0000286 |
| PATRICK CUSTOM HOMES INC | 3/23/2000 | 00143000000656 | 0014300 | 0000656 |
| CONNELL REALTY SERVICE | 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. <u>Tarrant County Tax Office Account Information</u>.

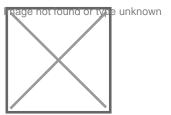
| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$773,194 | \$150,000 | \$923,194 | \$923,194 |
| 2024 | \$872,040 | \$150,000 | \$1,022,040 | \$982,300 |
| 2023 | \$743,000 | \$150,000 | \$893,000 | \$893,000 |
| 2022 | \$766,837 | \$100,000 | \$866,837 | \$866,837 |
| 2021 | \$579,052 | \$100,000 | \$679,052 | \$679,052 |
| 2020 | \$553,733 | \$100,000 | \$653,733 | \$653,733 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

08-10-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

08-10-2025 Page 3