



**Address:** [813 SHASTA LN](#)  
**City:** KELLER  
**Georeference:** 14218D-3-7  
**Subdivision:** FOREST LAKES ESTATES ADDITION  
**Neighborhood Code:** 3K350K

**Latitude:** 32.9219527662  
**Longitude:** -97.2362828214  
**TAD Map:** 2078-456  
**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 3 Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$639,765

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

**Site Number:** 07200226

**Site Name:** FOREST LAKES ESTATES ADDITION-3-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,400

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,979

**Land Acres<sup>\*</sup>:** 0.2750

**Pool:** N

<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:**

HIGGINS SEAN  
HIGGINS MONICA

**Primary Owner Address:**

813 SHASTA LN  
KELLER, TX 76248

**Deed Date:** 6/1/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220124834](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON JOHN F;THOMPSON MEGAN D	12/19/2018	<a href="#">D218277215</a>		
CROW CHERYL;CROW GORDON JR	12/30/1999	00141620000595	0014162	0000595
DREES CUSTOM HOMES LP	2/11/1999	00136660000442	0013666	0000442
CENTURION AMERICAN CUS HOMES	1/1/1998	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	\$522,890	\$116,875	\$639,765	\$639,765
2024	\$522,890	\$116,875	\$639,765	\$635,743
2023	\$525,446	\$116,875	\$642,321	\$577,948
2022	\$432,632	\$116,875	\$549,507	\$525,407
2021	\$382,643	\$95,000	\$477,643	\$477,643
2020	\$304,452	\$95,000	\$399,452	\$399,452

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.