



Address: [1300 WOODBOROUGH LN](#)
City: KELLER
Georeference: 31287-2-44
Subdivision: OVERTON RIDGE ADDITION
Neighborhood Code: 3W080B

Latitude: 32.9566399384
Longitude: -97.2328791115
TAD Map: 2078-468
MAPSCO: TAR-023D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERTON RIDGE ADDITION
Block 2 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: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$814,762

Protest Deadline Date: 5/24/2024

Site Number: 07387121

Site Name: OVERTON RIDGE ADDITION-2-44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,684

Percent Complete: 100%

Land Sqft^{*}: 25,001

Land Acres^{*}: 0.5739

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BELANGER STEVEN
BELANGER SHANNON

Primary Owner Address:
1300 WOODBOROUGH LN
KELLER, TX 76248-8716

Deed Date: 9/26/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205319355](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VANSELOUS HEATHER;VANSELOUS JEREMY	12/29/2004	D205007191	0000000	0000000
SHANNON CONSTRUCTION CORP	6/17/2004	D204205721	0000000	0000000
TINSLEY DEVELOPMENT LTD	11/24/2003	D203441546	0000000	0000000
NEWARK HOMES LP	8/21/2001	00150980000025	0015098	0000025
OVERTON RIDGE LTD #1	1/1/1999	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	\$644,762	\$170,000	\$814,762	\$804,214
2024	\$644,762	\$170,000	\$814,762	\$731,104
2023	\$636,311	\$160,000	\$796,311	\$664,640
2022	\$546,828	\$125,000	\$671,828	\$604,218
2021	\$424,289	\$125,000	\$549,289	\$549,289
2020	\$424,289	\$125,000	\$549,289	\$549,289

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.