



Address: [1309 CADBURY LN](#)
City: KELLER
Georeference: 47125-B-16
Subdivision: WILLIS COVES ADDITION
Neighborhood Code: 3K340L

Latitude: 32.9113155572
Longitude: -97.2412155565
TAD Map: 2078-452
MAPSCO: TAR-023Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLIS COVES ADDITION Block
B Lot 16

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

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$678,615

Protest Deadline Date: 5/24/2024

Site Number: 07573448

Site Name: WILLIS COVES ADDITION-B-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,769

Percent Complete: 100%

Land Sqft^{*}: 13,913

Land Acres^{*}: 0.3193

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:

NGUYEN THANH DUC

Primary Owner Address:

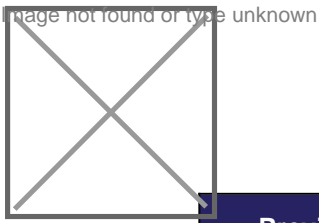
1309 CABURY LN
KELLER, TX 76248

Deed Date: 3/25/2019

Deed Volume:

Deed Page:

Instrument: [D219062329](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	8/2/2010	D210191227	0000000	0000000
TRACY KATHLEEN ANN	2/1/2001	00147180000136	0014718	0000136
CENTEX HOMES	1/1/2000	000000000000000	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	\$563,615	\$115,000	\$678,615	\$631,612
2024	\$563,615	\$115,000	\$678,615	\$574,193
2023	\$558,878	\$115,000	\$673,878	\$521,994
2022	\$473,991	\$80,000	\$553,991	\$474,540
2021	\$351,400	\$80,000	\$431,400	\$431,400
2020	\$351,400	\$80,000	\$431,400	\$431,400

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.