



**Address:** [300 RIVER TR](#)  
**City:** KELLER  
**Georeference:** 36986-D-31  
**Subdivision:** SADDLEBROOK ESTATES ADDITION  
**Neighborhood Code:** 3W070J

**Latitude:** 32.9374936219  
**Longitude:** -97.2238295563  
**TAD Map:** 2084-460  
**MAPSCO:** TAR-024J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SADDLEBROOK ESTATES  
ADDITION Block D Lot 31

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07611498

**Site Name:** SADDLEBROOK ESTATES ADDITION-D-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,799

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,560

**Land Acres<sup>\*</sup>:** 0.2883

**Pool:** Y

<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:**

TOULMAY ALEXANDRE  
MARIETTE TOULMAY LAETITIA ROSELYNE JACQUELINE

**Primary Owner Address:**

300 RIVER TRL  
KELLER, TX 76248

**Deed Date:** 11/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222272820](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NINE DAVID	8/27/2013	<a href="#">D219290365</a>		
NINE DAVID M;NINE STEPHANIE	6/2/2009	<a href="#">D209241564</a>	0000000	0000000
MUCKENSTRUM BRYAN;MUCKENSTRUM CINDY	7/20/2001	00150690000407	0015069	0000407
ENGLE HOMES TEXAS INC	7/28/2000	00144980000260	0014498	0000260
MURCHISON PROPERTIES INC	1/1/2000	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	\$491,658	\$125,000	\$616,658	\$616,658
2024	\$491,658	\$125,000	\$616,658	\$616,658
2023	\$458,800	\$120,000	\$578,800	\$578,800
2022	\$427,945	\$80,000	\$507,945	\$424,478
2021	\$305,889	\$80,000	\$385,889	\$385,889
2020	\$307,253	\$80,000	\$387,253	\$387,253

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.