



**Address:** [1403 CHASE OAKS DR](#)  
**City:** KELLER  
**Georeference:** 47125-E-49  
**Subdivision:** WILLIS COVES ADDITION  
**Neighborhood Code:** 3K340L

**Latitude:** 32.9087499654  
**Longitude:** -97.2458159517  
**TAD Map:** 2078-448  
**MAPSCO:** TAR-023X



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  
E Lot 49

**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

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

**Site Number:** 40139042

**Site Name:** WILLIS COVES ADDITION-E-49

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,136

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,007

**Land Acres<sup>\*</sup>:** 0.2756

**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:**

LYNCH KARA ANN  
LYNCH MICHAEL JAMES

**Primary Owner Address:**

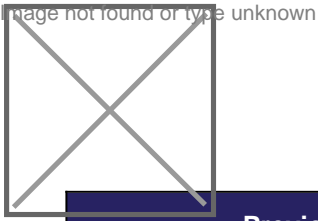
1403 CHASE OAKS DR  
KELLER, TX 76248

**Deed Date:** 7/7/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223120628](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANZ JARED;FRANZ RHONDA	6/3/2014	<a href="#">D214121867</a>	0000000	0000000
ESTEBAN JOSE CARLOS	5/26/2010	<a href="#">D210128975</a>	0000000	0000000
RICHARDS KELLY;RICHARDS KENNETH A	11/22/2004	<a href="#">D204369978</a>	0000000	0000000
CENTEX HOMES INC	1/1/2002	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 <sup>+</sup>
2025	\$492,853	\$115,000	\$607,853	\$607,853
2024	\$492,853	\$115,000	\$607,853	\$607,853
2023	\$519,269	\$115,000	\$634,269	\$526,013
2022	\$414,292	\$80,000	\$494,292	\$478,194
2021	\$354,722	\$80,000	\$434,722	\$434,722
2020	\$327,748	\$80,000	\$407,748	\$407,748

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)
- DISABLED VET 30 to 49 PCT 11.22

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.