



Address: [313 SUNLIGHT CT](#)
City: KELLER
Georeference: 17147B-E-9
Subdivision: HARMONSON FARMS
Neighborhood Code: 3W070B

Latitude: 32.9477942791
Longitude: -97.2481957814
TAD Map: 2072-464
MAPSCO: TAR-023F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HARMONSON FARMS Block E
Lot 9

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40571726

Site Name: HARMONSON FARMS-E-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,945

Percent Complete: 100%

Land Sqft^{*}: 18,169

Land Acres^{*}: 0.4171

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:

POWELL MATTHEW

Primary Owner Address:

313 SUNLIGHT CT
KELLER, TX 76248

Deed Date: 10/27/2023

Deed Volume:

Deed Page:

Instrument: [D223195428](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREW CHRISTOPHER T;DREW PATRICIA M	5/9/2016	D216098469		
PERIASWAMY RAJKUMAR	11/1/2006	D206347982	0000000	0000000
DREES CUSTOM HOMES LP	1/18/2006	D206021402	0000000	0000000
HARMONSON FARMS LTD	1/1/2004	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	\$660,024	\$166,840	\$826,864	\$826,864
2024	\$918,554	\$166,840	\$1,085,394	\$1,085,394
2023	\$824,104	\$166,840	\$990,944	\$880,600
2022	\$789,961	\$140,000	\$929,961	\$800,545
2021	\$601,122	\$140,000	\$741,122	\$727,768
2020	\$501,900	\$140,000	\$641,900	\$638,880

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

There are no exemptions for this property

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.