



Address: [1216 WISHING TREE LN](#)
City: KELLER
Georeference: 9211-C-8
Subdivision: DANBURY PARKS
Neighborhood Code: 3K360M

Latitude: 32.9123526709
Longitude: -97.2264305999
TAD Map: 2084-452
MAPSCO: TAR-023Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DANBURY PARKS Block C Lot 8

Jurisdictions:

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

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,397,866

Protest Deadline Date: 5/24/2024

Site Number: 40836649

Site Name: DANBURY PARKS-C-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,243

Percent Complete: 100%

Land Sqft^{*}: 26,872

Land Acres^{*}: 0.6168

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:

FERRON CHRIS EDWARD
FERRON KIRA J

Primary Owner Address:

1216 WISHING TREE LN
KELLER, TX 76248

Deed Date: 2/16/2017

Deed Volume:

Deed Page:

Instrument: [D2170040877](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHOCKLEY PAMELA A	8/15/2008	D208329390	0000000	0000000
BMS CUSTOM HOMES INC	6/6/2007	D207287686	0000000	0000000
BROWNING MICHAEL	3/29/2006	D206099516	0000000	0000000
DANBURY PARKS LTD	1/1/2005	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	\$1,176,598	\$221,268	\$1,397,866	\$1,372,905
2024	\$1,176,598	\$221,268	\$1,397,866	\$1,248,095
2023	\$1,181,945	\$221,268	\$1,403,213	\$1,134,632
2022	\$811,032	\$221,268	\$1,032,300	\$1,031,484
2021	\$796,083	\$165,000	\$961,083	\$937,713
2020	\$687,466	\$165,000	\$852,466	\$852,466

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.