



Address: [4117 KELLER HICKS RD](#)
City: FORT WORTH
Georeference: 44715S-78-17A
Subdivision: VILLAGES OF WOODLAND SPRINGS E
Neighborhood Code: Day Care General

Latitude: 32.9393570286
Longitude: -97.2737397029
TAD Map: 2066-460
MAPSCO: TAR-022L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND
SPRINGS E Block 78 Lot 17A

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: F1

Year Built: 2006

Personal Property Account: [14645829](#)

Agent: ESTES & GANDHI PC (00977)

Notice Sent Date: 5/1/2025

Notice Value: \$3,192,000

Protest Deadline Date: 5/31/2024

Site Number: 80867476
Site Name: KIDS R KIDS
Site Class: DayCare - Day Care Center
Parcels: 1
Primary Building Name: KIDS R KIDS / 41017544
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 14,400
Net Leasable Area⁺⁺⁺: 14,400
Percent Complete: 100%
Land Sqft^{*}: 74,670
Land Acres^{*}: 1.7142
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

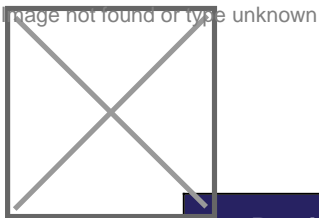
OWNER INFORMATION

Current Owner:

HARILAL TWO LLC
KELLER LEARNERS LLC

Primary Owner Address:
4117 KELLER HICKS RD
FORT WORTH, TX 76244

Deed Date: 5/24/2022
Deed Volume:
Deed Page:
Instrument: [D222156638](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARILAL TWO LLC	4/6/2018	D218075084		
MS BROWN HOLDING LP	9/23/2005	D205289071	0000000	0000000
HARTNETT GROUP THE	1/1/2005	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	\$2,594,638	\$597,362	\$3,192,000	\$2,280,000
2024	\$1,302,638	\$597,362	\$1,900,000	\$1,900,000
2023	\$1,102,638	\$597,362	\$1,700,000	\$1,700,000
2022	\$1,077,638	\$597,362	\$1,675,000	\$1,675,000
2021	\$1,317,319	\$298,681	\$1,616,000	\$1,616,000
2020	\$1,317,319	\$298,681	\$1,616,000	\$1,616,000

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.