



**Address:** [445 MONARCH HILL CT](#)  
**City:** KELLER  
**Georeference:** 24879-G-6  
**Subdivision:** MARSHALL RIDGE SOUTH  
**Neighborhood Code:** 3W080A

**Latitude:** 32.9631429484  
**Longitude:** -97.2430365082  
**TAD Map:** 2078-468  
**MAPSCO:** TAR-009X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MARSHALL RIDGE SOUTH  
Block G Lot 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2010

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,337,516

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

**Site Number:** 41352238

**Site Name:** MARSHALL RIDGE SOUTH-G-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,180

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 24,906

**Land Acres<sup>\*</sup>:** 0.5717

**Pool:** N

<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:**

SANDIFER DAVID  
SANDIFER KATIE ELIZABETH

**Primary Owner Address:**

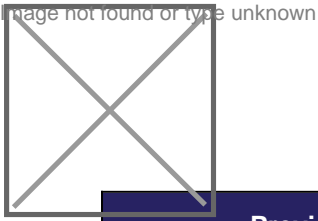
445 MONARCH HILL CT  
KELLER, TX 76248

**Deed Date:** 3/18/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224046688](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHAN MOHAMMAD;KHAN SHIREEN M	9/8/2010	<a href="#">D210222183</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	2/23/2008	000000000000000	0000000	0000000
MERITAGE HOMES OF TEXAS LP	2/22/2008	<a href="#">D208065208</a>	0000000	0000000
LO LAND ASSETS LP	1/1/2007	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	\$1,137,516	\$200,000	\$1,337,516	\$1,337,516
2024	\$1,137,516	\$200,000	\$1,337,516	\$1,337,516
2023	\$955,448	\$160,000	\$1,115,448	\$1,115,448
2022	\$771,650	\$125,000	\$896,650	\$896,650
2021	\$708,464	\$125,000	\$833,464	\$833,464
2020	\$678,187	\$125,000	\$803,187	\$803,187

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.