



**Address:** [400 MONARCH HILL RD](#)  
**City:** KELLER  
**Georeference:** 24879-G-16  
**Subdivision:** MARSHALL RIDGE SOUTH  
**Neighborhood Code:** 3W080A

**Latitude:** 32.9621293935  
**Longitude:** -97.2456144717  
**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 16

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,239,906

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

**Site Number:** 41352335

**Site Name:** MARSHALL RIDGE SOUTH-G-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,414

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,572

**Land Acres<sup>\*</sup>:** 0.4263

**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:**

SHAVOR JOEY

**Primary Owner Address:**

400 MONARCH HILL RD  
KELLER, TX 76248

**Deed Date:** 3/23/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217064864](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	6/24/2009	<a href="#">D209172769</a>	0000000	0000000
LO LAND ASSETS LP	1/1/2007	0000000000000000	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	\$1,039,906	\$200,000	\$1,239,906	\$1,012,398
2024	\$1,039,906	\$200,000	\$1,239,906	\$920,362
2023	\$871,925	\$160,000	\$1,031,925	\$836,693
2022	\$703,079	\$125,000	\$828,079	\$760,630
2021	\$566,482	\$125,000	\$691,482	\$691,482
2020	\$555,800	\$125,000	\$680,800	\$680,800

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.