



Address: [1713 GRAND MEADOWS DR](#)
City: KELLER
Georeference: 24878-Y-4
Subdivision: MARSHALL RIDGE NORTH
Neighborhood Code: 3W080D

Latitude: 32.9644697909
Longitude: -97.2399037894
TAD Map: 2078-472
MAPSCO: TAR-009Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARSHALL RIDGE NORTH
Block Y Lot 4

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$578,362

Protest Deadline Date: 5/24/2024

Site Number: 41352742

Site Name: MARSHALL RIDGE NORTH-Y-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,805

Percent Complete: 100%

Land Sqft^{*}: 6,750

Land Acres^{*}: 0.1549

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:

VILLARREAL RAMON S
VILLARREAL PAULA J

Primary Owner Address:

1713 GRAND MEADOWS DR
KELLER, TX 76248

Deed Date: 11/26/2014

Deed Volume:

Deed Page:

Instrument: [D214266445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS GREG;ROBERTS TRACY	6/9/2010	D210139303	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	10/14/2009	D209280801	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 ⁺
2025	\$438,362	\$140,000	\$578,362	\$578,362
2024	\$438,362	\$140,000	\$578,362	\$554,023
2023	\$485,773	\$120,000	\$605,773	\$503,657
2022	\$369,000	\$100,000	\$469,000	\$457,870
2021	\$316,245	\$100,000	\$416,245	\$416,245
2020	\$285,000	\$100,000	\$385,000	\$385,000

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

- 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.