



Address: [1729 GRAND MEADOWS DR](#)
City: KELLER
Georeference: 24878-Y-8
Subdivision: MARSHALL RIDGE NORTH
Neighborhood Code: 3W080D

Latitude: 32.9650553504
Longitude: -97.2399018599
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 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: 2009

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41352785

Site Name: MARSHALL RIDGE NORTH-Y-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,220

Percent Complete: 100%

Land Sqft^{*}: 6,750

Land Acres^{*}: 0.1549

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:

KOONCE CLAYTON MICHAEL

KOONCE AFTON LEXA

Primary Owner Address:

1729 GRAND MEADOWS DR
KELLER, TX 76248

Deed Date: 7/29/2023

Deed Volume:

Deed Page:

Instrument: [D223135856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEXA BILL;LEXA EILEEN	6/30/2015	D215142224		
ENGFER ANDREA;ENGFER DAVID	8/9/2009	D209232030	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	6/1/2009	D209146091	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	\$307,000	\$140,000	\$447,000	\$447,000
2024	\$331,000	\$140,000	\$471,000	\$471,000
2023	\$388,336	\$120,000	\$508,336	\$508,336
2022	\$298,146	\$100,000	\$398,146	\$398,146
2021	\$252,532	\$100,000	\$352,532	\$352,532
2020	\$238,000	\$100,000	\$338,000	\$338,000

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.