



**Address:** [1741 GRAND MEADOWS DR](#)  
**City:** KELLER  
**Georeference:** 24878-Y-11  
**Subdivision:** MARSHALL RIDGE NORTH  
**Neighborhood Code:** 3W080D

**Latitude:** 32.9655252062  
**Longitude:** -97.2398926349  
**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 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 41352815

**Site Name:** MARSHALL RIDGE NORTH-Y-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,258

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,062

**Land Acres<sup>\*</sup>:** 0.2080

**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:**

BANDI RAVI KIRAN  
MANDAVA VANI SAILAJA

**Primary Owner Address:**

1741 GRAND MEADOWS DR  
KELLER, TX 76248

**Deed Date:** 7/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221222382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICHOLSON KAREN;NICHOLSON KIRK	8/5/2008	<a href="#">D208307560</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LP	2/22/2008	<a href="#">D208065208</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	\$325,915	\$140,000	\$465,915	\$465,915
2024	\$416,051	\$140,000	\$556,051	\$556,051
2023	\$475,158	\$120,000	\$595,158	\$547,245
2022	\$397,495	\$100,000	\$497,495	\$497,495
2021	\$320,000	\$100,000	\$420,000	\$420,000
2020	\$299,328	\$100,000	\$399,328	\$399,328

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.