



Address: [1407 GRAPE ARBOR CT](#)
City: KELLER
Georeference: 42177H-3-63R
Subdivision: TIMBERKNOLL ESTATES SUB
Neighborhood Code: 3W020X

Latitude: 32.9574660209
Longitude: -97.1899845964
TAD Map: 2090-468
MAPSCO: TAR-010Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMBERKNOLL ESTATES SUB
Block 3 Lot 62 & 63R

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
Notice Sent Date: 5/1/2025
Notice Value: \$1,151,993
Protest Deadline Date: 7/12/2024

Site Number: 41445740
Site Name: TIMBERKNOLL ESTATES SUB Block 3 Lot 62 & 63R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,254
Percent Complete: 100%
Land Sqft^{*}: 65,084
Land Acres^{*}: 1.4941
Pool: Y

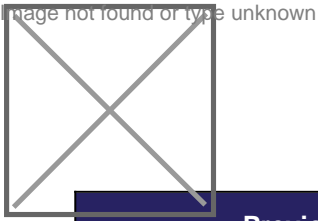
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MARGARET A AUGHNAY LIVING TRUST
Primary Owner Address:
1407 GRAPE ARBOR CT
KELLER, TX 76262-9055

Deed Date: 8/4/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211188544](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOOKOUT KYLE W;BOOKOUT SHAWN M	11/25/2008	D208443381	0000000	0000000
KYLE BOOKOUT ENTERPRISES LLC	1/1/2008	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	\$476,428	\$660,672	\$1,137,100	\$992,250
2024	\$506,714	\$499,115	\$1,005,829	\$902,045
2023	\$811,546	\$499,115	\$1,310,661	\$820,041
2022	\$514,513	\$374,115	\$888,628	\$745,492
2021	\$334,317	\$273,030	\$607,347	\$607,347
2020	\$335,762	\$273,030	\$608,792	\$608,792

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.