Notice Value: \$700,000 Protest Deadline Date: 5/24/2024 +++ Rounded.

Agent: None

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

OWNER INFORMATION

Current Owner: MEHTA RAJUL MEHTA BHAVANI

Primary Owner Address: 1955 LEWIS CROSSING DR **KELLER, TX 76248**

Deed Date: 12/12/2016 **Deed Volume: Deed Page:** Instrument: D216293849

Site Number: 41469968 Site Name: MARSHALL RIDGE-W-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,746 Percent Complete: 100% Land Sqft*: 7,786 Land Acres*: 0.1787 Pool: N

Googlet Mapd or type unknown This map, content, and location of property is provided by Google Services.

CITY OF KELLER (013)

KELLER ISD (907)

TARRANT COUNTY (220)

Personal Property Account: N/A

Notice Sent Date: 4/15/2025

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

PROPERTY DATA

Jurisdictions:

State Code: A

Year Built: 2012

21

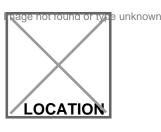
Legal Description: MARSHALL RIDGE Block W Lot

Address: 1955 LEWIS CROSSING DR City: KELLER Georeference: 24877D-W-21 Subdivision: MARSHALL RIDGE Neighborhood Code: 3W080D

Tarrant Appraisal District Property Information | PDF Account Number: 41469968

Latitude: 32.9677602799 Longitude: -97.240234255 TAD Map: 2078-472 MAPSCO: TAR-009U





07-12-2025

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Tarrant Appraisal District Property Information | PDF

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL RESIDENTIAL NOMINEE SERVICES	10/18/2016	<u>D216293848</u>		
HAIMOWITZ JANE H;HAIMOWITZ RUSSELL	11/20/2012	D212292846	000000	0000000
MERITAGE HOMES OF TEXAS LLC	7/19/2010	D210175054	000000	0000000
LO LAND ASSETS LP	1/1/2009	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$485,000	\$140,000	\$625,000	\$625,000
2024	\$560,000	\$140,000	\$700,000	\$585,640
2023	\$544,000	\$120,000	\$664,000	\$532,400
2022	\$454,835	\$100,000	\$554,835	\$484,000
2021	\$340,000	\$100,000	\$440,000	\$440,000
2020	\$340,000	\$100,000	\$440,000	\$440,000

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.