



**Address:** [1705 QUEENSGATE DR](#)  
**City:** KELLER  
**Georeference:** 24877D-X-2  
**Subdivision:** MARSHALL RIDGE  
**Neighborhood Code:** 3W080D

**Latitude:** 32.9643960481  
**Longitude:** -97.2389313821  
**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 Block X Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$627,844

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

**Site Number:** 41523148

**Site Name:** MARSHALL RIDGE-X-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,377

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,856

**Land Acres<sup>\*</sup>:** 0.1803

**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:**

NAMBIATTIL SIBIL  
VANIYAN SUMA

**Primary Owner Address:**

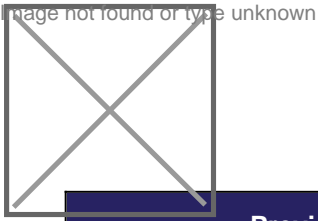
1705 QUEENSGATE DR  
KELLER, TX 76248

**Deed Date:** 2/15/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217035960](#)



| Previous Owners                  | Date      | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------------------|-------------|-----------|
| ROWNTREE KELLY;ROWNTREE WESLEY K | 2/15/2013 | <a href="#">D213051706</a> | 0000000     | 0000000   |
| MERITAGE HOMES OF TEXAS LLC      | 1/1/2010  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$487,844          | \$140,000   | \$627,844    | \$627,844                    |
| 2024 | \$487,844          | \$140,000   | \$627,844    | \$581,917                    |
| 2023 | \$516,274          | \$120,000   | \$636,274    | \$529,015                    |
| 2022 | \$380,923          | \$100,000   | \$480,923    | \$480,923                    |
| 2021 | \$338,348          | \$100,000   | \$438,348    | \$438,348                    |
| 2020 | \$319,658          | \$100,000   | \$419,658    | \$419,658                    |

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.