



Address: [812 REGAL CROSSING](#)
City: KELLER
Georeference: 24877D-R-4
Subdivision: MARSHALL RIDGE
Neighborhood Code: 3W080F

Latitude: 32.9698627979
Longitude: -97.2337810674
TAD Map:
MAPSCO: TAR-009U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARSHALL RIDGE Block R Lot
4 PER PLAT D214109100

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

State Code: A
Year Built: 2014
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$905,171
Protest Deadline Date: 5/24/2024

Site Number: 141719107
Site Name: MARSHALL RIDGE Block R Lot 4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,363
Percent Complete: 100%
Land Sqft^{*}: 23,094
Land Acres^{*}: 0.5302
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:
WEST FAMILY REVOCABLE TRUST
Primary Owner Address:
812 REGAL CROSSING
KELLER, TX 76248

Deed Date: 5/24/2024
Deed Volume:
Deed Page:
Instrument: [D224091960](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEST JANET LEA;WEST JONATHAN LEE	10/15/2021	D221306012		
GIANELLE LISA A;GIANELLE THOMAS FRANCIS	6/5/2020	D220130474		
MARTIN CHRISTOPHER;MARTIN DANIELLE	8/1/2018	D218170431		
CLINE-MEBANE WHITNEY;MEBANE MARK W	10/2/2014	D214218278		
OUR COUNTRY HOMES, INC	10/1/2014	D214218165		
LAZIO LAND LLC	1/1/2014	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	\$715,171	\$190,000	\$905,171	\$905,171
2024	\$715,171	\$190,000	\$905,171	\$905,171
2023	\$744,835	\$160,000	\$904,835	\$864,623
2022	\$661,021	\$125,000	\$786,021	\$786,021
2021	\$564,818	\$125,000	\$689,818	\$689,818
2020	\$520,586	\$125,000	\$645,586	\$645,586

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.