



**Address:** [809 OMAHA TR](#)  
**City:** KELLER  
**Georeference:** 15277-B-21  
**Subdivision:** GEAN ESTATES  
**Neighborhood Code:** 3W0300

**Latitude:** 32.945698719  
**Longitude:** -97.2294909943  
**TAD Map:** 2078-464  
**MAPSCO:** TAR-023H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GEAN ESTATES Block B Lot 21

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** GILL DENSON & COMPANY LLC (12107)

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

**Notice Value:** \$1,200,143

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

**Site Number:** 800022454

**Site Name:** GEAN ESTATES B 21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,448

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 36,085

**Land Acres<sup>\*</sup>:** 0.8284

**Pool:** Y

<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:**

HILL TIMOTHY DALE

HILL KAREN ANNETTE

**Primary Owner Address:**

809 OMAHA TRL

KELLER, TX 76248

**Deed Date:** 11/21/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223214012](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	11/21/2023	<a href="#">D223214011</a>		

## 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	\$636,000	\$414,000	\$1,050,000	\$1,050,000
2024	\$858,800	\$331,200	\$1,190,000	\$1,190,000
2023	\$0	\$231,840	\$231,840	\$231,840
2022	\$0	\$115,920	\$115,920	\$115,920
2021	\$0	\$115,920	\$115,920	\$115,920
2020	\$0	\$115,920	\$115,920	\$115,920

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.