



**Address:** [1403 PRESTON LN](#)  
**City:** KELLER  
**Georeference:** 3185-A-1  
**Subdivision:** BOYER ADDITION  
**Neighborhood Code:** 3K380A

**Latitude:** 32.9095641251  
**Longitude:** -97.2102643128  
**TAD Map:**  
**MAPSCO:** TAR-024X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOYER ADDITION Block A Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Notice Value:** \$1,159,040

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

**Site Number:** 800065928

**Site Name:** BOYER ADDITION Block A Lot 1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,654

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 36,590

**Land Acres<sup>\*</sup>:** 0.8400

**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:**

LICCIARDI KANDACE  
LICCIARDI PASCAL PETER

**Primary Owner Address:**

1403 PRESTON LN  
KELLER, TX 76248

**Deed Date:** 8/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221170822](#)

## 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	\$921,040	\$238,000	\$1,159,040	\$1,159,040
2024	\$921,040	\$238,000	\$1,159,040	\$1,120,900
2023	\$781,000	\$238,000	\$1,019,000	\$1,019,000
2022	\$685,057	\$238,000	\$923,057	\$923,057
0	\$0	\$0	\$0	\$0

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.