



Address: [1204 CANDICE LN](#)
City: KELLER
Georeference: 37241-B-4
Subdivision: SAMANTHA SPRINGS ESTATES
Neighborhood Code: 3W090B

Latitude: 32.9581400675
Longitude: -97.2226776458
TAD Map: 2084-468
MAPSCO: TAR-010W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SAMANTHA SPRINGS
ESTATES Block B Lot 4

Jurisdictions:

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

State Code: A

Year Built: 2024

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,244,186

Protest Deadline Date: 5/24/2024

Site Number: 800066363

Site Name: SAMANTHA SPRINGS ESTATES Block B Lot 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,120

Percent Complete: 40%

Land Sqft^{*}: 36,086

Land Acres^{*}: 0.8284

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MAGNESS ROBERT
MAGNESS TAYLOR

Primary Owner Address:

3902 PARK LN
DALLAS, TX 75220

Deed Date: 12/27/2023

Deed Volume:

Deed Page:

Instrument: [D223228323](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PENTAVIA CUSTOM HOMES LLC	12/27/2023	D223228309		
FIELDS JORDAN;PETTY BRYCE W;PETTY MICAH B	10/12/2021	D221302158		
PENTAVIA CUSTOM HOMES LLC	10/8/2021	D221300616		

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	\$785,498	\$458,688	\$1,244,186	\$1,183,130
2024	\$0	\$331,360	\$331,360	\$331,360
2023	\$0	\$331,360	\$331,360	\$331,360
2022	\$0	\$90,000	\$90,000	\$90,000
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

There are no exemptions for this property

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.