



Address: [1400 SAMANTHA WAY](#)
City: KELLER
Georeference: 37241-B-7
Subdivision: SAMANTHA SPRINGS ESTATES
Neighborhood Code: 3W090B

Latitude: 32.958845188
Longitude: -97.2225704203
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 7

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: \$2,451,298
Protest Deadline Date: 5/24/2024

Site Number: 800066356
Site Name: SAMANTHA SPRINGS ESTATES Block B Lot 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 5,206
Percent Complete: 100%
Land Sqft^{*}: 37,236
Land Acres^{*}: 0.8548
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:
ROYALK TRUST
Primary Owner Address:
1008 BRAHMS
COLLEYVILLE, TX 76034

Deed Date: 6/27/2024
Deed Volume:
Deed Page:
Instrument: [D224115854](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOLEIL DEVELOPMENT LLC	12/23/2021	D221379032		



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	\$1,983,410	\$467,888	\$2,451,298	\$2,451,298
2024	\$0	\$239,344	\$239,344	\$239,344
2023	\$0	\$239,344	\$239,344	\$239,344
2022	\$0	\$63,000	\$63,000	\$63,000
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.