



**Address:** [1341 SONGBIRD CIR](#)  
**City:** KELLER  
**Georeference:** 2567-3-7  
**Subdivision:** BEVERLY GROVE  
**Neighborhood Code:** 3K360U

**Latitude:** 32.9107068263  
**Longitude:** -97.2305165958  
**TAD Map:** 2078-452  
**MAPSCO:** TAR-023Z



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BEVERLY GROVE Block 3 Lot 7

**Jurisdictions:**

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

**State Code:** O

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$70,000

**Protest Deadline Date:** 7/12/2024

**Site Number:** 800086694  
**Site Name:** BEVERLY GROVE Block 3 Lot 7  
**Site Class:** O1 - Residential - Vacant Inventory  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 8,450  
**Land Acres<sup>\*</sup>:** 0.1940  
**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:**

AMERICAN LEGEND LOT HOLDINGS LLC

**Primary Owner Address:**

4400 STATE HWY 121 SUITE 410  
LEWISVILLE, TX 75056

**Deed Date:** 2/14/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225025885](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONTOUR REAL ESTATE & DEVELOPMENT 2 LLC	2/14/2025	<a href="#">D225025540</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	\$0	\$70,000	\$70,000	\$70,000
2024	\$0	\$70,000	\$70,000	\$70,000
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.