



Address: [1353 SONGBIRD CIR](#)
City: KELLER
Georeference: 2567-3-10
Subdivision: BEVERLY GROVE
Neighborhood Code: 3K360U

Latitude: 32.9101546334
Longitude: -97.2305189993
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 10

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: 800086704
Site Name: BEVERLY GROVE Block 3 Lot 10
Site Class: O1 - Residential - Vacant Inventory
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 10,038
Land Acres^{*}: 0.2304
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	D225025540		



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	\$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.