



LOCATION

Address: [1745 SUMMER LN](#)

City: KELLER

Georeference: 40684-1-11

Subdivision: SUMMER RIDGE ESTATES ADDN

Neighborhood Code: 3W090Q

Latitude: 32.9615424839

Longitude: -97.2079796031

TAD Map: 2084-468

MAPSCO: TAR-010X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER RIDGE ESTATES
ADDN Block 1 Lot 11

Jurisdictions:

CITY OF KELLER (013)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05642116

Site Name: SUMMER RIDGE ESTATES ADDN-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,121

Percent Complete: 100%

Land Sqft^{*}: 36,600

Land Acres^{*}: 0.8402

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DULANEY JARON L

DULANEY TAYLOR

Primary Owner Address:

1745 SUMMER LN

KELLER, TX 76262

Deed Date: 1/4/2022

Deed Volume:

Deed Page:

Instrument: [D222004491](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABSHIER LAURINDA	5/6/2019	142-19-071125		
ABSHIER LAURINDA;ABSHIER ROY III	5/7/1985	00081730001881	0008173	0001881
HUDLER CORPORATION	5/2/1985	00081680000753	0008168	0000753
ABSHIER LAURINDA;ABSHIER ROY III	7/25/1984	00079000000457	0007900	0000457
SUMMER RIDGE ESTS INC	12/31/1900	00000000000000	0000000	0000000

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	\$0	\$0	\$0
2024	\$495,000	\$130,000	\$625,000	\$625,000
2023	\$571,000	\$130,000	\$701,000	\$621,537
2022	\$465,034	\$100,000	\$565,034	\$565,034
2021	\$430,489	\$100,000	\$530,489	\$530,489
2020	\$433,773	\$100,000	\$533,773	\$527,442

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.