

LOCATION

Address: [1317 CADBURY LN](#)
City: KELLER
Georeference: 47125-B-20
Subdivision: WILLIS COVES ADDITION
Neighborhood Code: 3K340L

Latitude: 32.9104017578
Longitude: -97.2412130632
TAD Map: 2078-452
MAPSCO: TAR-023Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLIS COVES ADDITION Block
B Lot 20

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07573480

Site Name: WILLIS COVES ADDITION-B-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,510

Percent Complete: 100%

Land Sqft^{*}: 12,000

Land Acres^{*}: 0.2754

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:

SPINELLI CHRISTOPHER

SPINELLI AMY

Primary Owner Address:

1317 CADBURY LN
KELLER, TX 76248

Deed Date: 7/7/2020

Deed Volume:

Deed Page:

Instrument: [D220160025](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN JOHN SCOTT	2/11/2011	D211093766	0000000	0000000
BROWN JOANN MERCER;BROWN JOHN S	10/26/2005	D205331145	0000000	0000000
CENTEX HOMES	1/1/2000	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	\$472,864	\$115,000	\$587,864	\$572,330
2023	\$572,238	\$115,000	\$687,238	\$520,300
2022	\$456,962	\$80,000	\$536,962	\$473,000
2021	\$350,000	\$80,000	\$430,000	\$430,000
2020	\$350,000	\$80,000	\$430,000	\$430,000

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.