



LOCATION

Address: [1320 CHASE OAKS DR](#)
City: KELLER
Georeference: 47125-A-20
Subdivision: WILLIS COVES ADDITION
Neighborhood Code: 3K340L

Latitude: 32.9096315311
Longitude: -97.2454290276
TAD Map: 2078-452
MAPSCO: TAR-023X



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
A 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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40138461

Site Name: WILLIS COVES ADDITION-A-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,400

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:

BLANCHARD FAMILY REVOCABLE TRUST

Primary Owner Address:

1320 CHASE OAKS DR
KELLER, TX 76248

Deed Date: 7/27/2020

Deed Volume:

Deed Page:

Instrument: [D220204827](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLANCHARD CHRISTINE L;BLANCHARD CHRISTOPHER H	2/11/2020	D220041552		
BLANCHARD CHRISTINE L;BLANCHARD CHRISTOPHER	9/22/2017	D217221600		
GONZALES JASON T;GONZALES NATALIE K	3/10/2016	D216050100		
BOOKER CAROLYN;BOOKER JEREMY	2/15/2013	D213041040	0000000	0000000
WOODSIDE CAMILLE;WOODSIDE JOHNNY	9/1/2004	D204299264	0000000	0000000
CENTEX HOMES INC	1/1/2002	000000000000000	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	\$457,119	\$115,000	\$572,119	\$572,119
2023	\$532,000	\$115,000	\$647,000	\$542,080
2022	\$432,108	\$80,000	\$512,108	\$492,800
2021	\$368,000	\$80,000	\$448,000	\$448,000
2020	\$311,737	\$80,000	\$391,737	\$391,737

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.