



LOCATION

Address: [1265 BOURLAND RD](#)
City: KELLER
Georeference: 22330--5
Subdivision: KELLER HEIGHTS NORTH ADDITION
Neighborhood Code: 3W030R

Latitude: 32.9551256811
Longitude: -97.2417867921
TAD Map: 2078-468
MAPSCO: TAR-023C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KELLER HEIGHTS NORTH
ADDITION Lot 5

Jurisdictions:

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

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41223713

Site Name: KELLER HEIGHTS NORTH ADDITION-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,645

Percent Complete: 100%

Land Sqft^{*}: 42,035

Land Acres^{*}: 0.9650

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:

LUNDGREN CHRISTIAN

Primary Owner Address:

1265 BOURLAND RD
KELLER, TX 76248

Deed Date: 5/11/2021

Deed Volume:

Deed Page:

Instrument: [D221158466](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOLANOWSKI STEPHEN	7/7/2014	D214147204	0000000	0000000
AVARY FAMILY LTD PRTNSHP	3/4/2009	D209070887	0000000	0000000
HODNETT JOSHUA;HODNETT LINDA	9/1/2006	D206286490	0000000	0000000
THOMAS COLE CUSTOM HOMES LP	7/21/2006	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	\$864,434	\$386,000	\$1,250,434	\$1,220,655
2023	\$868,312	\$386,000	\$1,254,312	\$1,109,686
2022	\$815,805	\$193,000	\$1,008,805	\$1,008,805
2021	\$653,178	\$193,000	\$846,178	\$710,696
2020	\$572,550	\$193,000	\$765,550	\$646,087

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.