



**Address:** [207 CUTTING HORSE LN](#)  
**City:** KELLER  
**Georeference:** 45803-4-35  
**Subdivision:** WEST BURSEY RANCH ADDITION  
**Neighborhood Code:** 3K310H

**Latitude:** 32.8974392648  
**Longitude:** -97.2540847187  
**TAD Map:** 2072-444  
**MAPSCO:** TAR-037E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEST BURSEY RANCH  
ADDITION Block 4 Lot 35

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$289,127

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05812771

**Site Name:** WEST BURSEY RANCH ADDITION-4-35

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,448

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,300

**Land Acres<sup>\*</sup>:** 0.1216

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SIMPSON ERIC  
SIMPSON JASON

**Primary Owner Address:**

207 CUTTING HORSE LN  
KELLER, TX 76248-3116

**Deed Date:** 12/31/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208008773](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALDICK BETH A	7/11/2001	00150130000279	0015013	0000279
MEGASON CYNTHIA A	2/13/1997	00129590000401	0012959	0000401
MEGASON CYNTHIA;MEGASON DAVID W	3/18/1994	00115000002029	0011500	0002029
SEC OF HUD	11/7/1993	00113290000076	0011329	0000076
MELLON MTG CO	11/2/1993	00113170000736	0011317	0000736
FOLTZ GLEN P	4/7/1987	00089090000993	0008909	0000993
GTJ INC	10/21/1985	00088140000200	0008814	0000200
DELCO BURSEY RANCH PRTNSHP	1/1/1985	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 <sup>+</sup>
2025	\$239,127	\$50,000	\$289,127	\$274,417
2024	\$239,127	\$50,000	\$289,127	\$249,470
2023	\$232,648	\$50,000	\$282,648	\$226,791
2022	\$215,654	\$25,000	\$240,654	\$206,174
2021	\$172,680	\$25,000	\$197,680	\$187,431
2020	\$174,051	\$25,000	\$199,051	\$170,392

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.