



Image not found or type unknown

Address: [823 CLEARWATER LN](#)
City: KELLER
Georeference: 14218D-2-45
Subdivision: FOREST LAKES ESTATES ADDITION
Neighborhood Code: 3K350K

Latitude: 32.9213336092
Longitude: -97.2342910204
TAD Map: 2078-456
MAPSCO: TAR-023U



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

PROPERTY DATA

Legal Description: FOREST LAKES ESTATES
ADDITION Block 2 Lot 45

Jurisdictions:

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

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$638,611

Protest Deadline Date: 5/24/2024

Site Number: 06956076

Site Name: FOREST LAKES ESTATES ADDITION-2-45

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,427

Percent Complete: 100%

Land Sqft^{*}: 12,075

Land Acres^{*}: 0.2772

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LOPEZ GUSTAVO ROSARIO III
LOPEZ MARIBEL ARMRNDARIZ

Primary Owner Address:

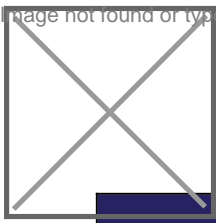
823 CLEARWATER LN
KELLER, TX 76248

Deed Date: 7/25/2024

Deed Volume:

Deed Page:

Instrument: [D224131793](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| FEAR LESLIE R;FEAR RANDY J | 2/27/2003 | 00164410000352 | 0016441 | 0000352 |
| PELLETT LINDA;PELLETT WILLIAM R | 12/17/1997 | 00130190000528 | 0013019 | 0000528 |
| NEWARK HOMES LP | 8/14/1997 | 00028730000275 | 0002873 | 0000275 |
| CENTURION AMERICAN CUS HOMES | 1/1/1996 | 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 | \$520,801 | \$117,810 | \$638,611 | \$638,611 |
| 2024 | \$520,801 | \$117,810 | \$638,611 | \$512,222 |
| 2023 | \$482,190 | \$117,810 | \$600,000 | \$465,656 |
| 2022 | \$411,162 | \$117,810 | \$528,972 | \$423,324 |
| 2021 | \$289,840 | \$95,000 | \$384,840 | \$384,840 |
| 2020 | \$289,840 | \$95,000 | \$384,840 | \$384,840 |

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.