



Address: [827 CLEARWATER LN](#)
City: KELLER
Georeference: 14218D-2-47
Subdivision: FOREST LAKES ESTATES ADDITION
Neighborhood Code: 3K350K

Latitude: 32.9213279718
Longitude: -97.2336067119
TAD Map: 2078-456
MAPSCO: TAR-023U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST LAKES ESTATES
ADDITION Block 2 Lot 47

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

Protest Deadline Date: 5/24/2024

Site Number: 06956092

Site Name: FOREST LAKES ESTATES ADDITION-2-47

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,154

Percent Complete: 100%

Land Sqft^{*}: 12,075

Land Acres^{*}: 0.2772

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:

RIVAS BRENDA PATRICIA

RIVAS JUSTIN

Primary Owner Address:

6908 DRIFFIELD CIR

NORTH RICHLAND HILLS, TX 76182

Deed Date: 8/5/2022

Deed Volume:

Deed Page:

Instrument: [D222197584](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMERY LORI R	4/21/2022	D222117906		
EMERY LORI R;EMERY STEPHEN J	7/25/1997	00128490000190	0012849	0000190
DREES CO	11/4/1996	00125750001187	0012575	0001187
CENTURION AMERICAN CUST 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	\$511,769	\$117,810	\$629,579	\$629,579
2024	\$511,769	\$117,810	\$629,579	\$629,579
2023	\$514,147	\$117,810	\$631,957	\$631,957
2022	\$418,371	\$117,810	\$536,181	\$492,425
2021	\$372,175	\$95,000	\$467,175	\$447,659
2020	\$311,963	\$95,000	\$406,963	\$406,963

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

There are no exemptions for this property

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.