



**Address:** [2713 EDGEBROOK CT](#)  
**City:** KELLER  
**Georeference:** 1159J-3-30  
**Subdivision:** ASHBROOK AT HIDDEN LAKES ADDN  
**Neighborhood Code:** 3K370B

**Latitude:** 32.9243624856  
**Longitude:** -97.1932789635  
**TAD Map:** 2090-456  
**MAPSCO:** TAR-024R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ASHBROOK AT HIDDEN LAKES  
ADDN Block 3 Lot 30

**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:** \$691,805

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

**Site Number:** 07010109

**Site Name:** ASHBROOK AT HIDDEN LAKES ADDN-3-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,228

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,001

**Land Acres<sup>\*</sup>:** 0.2295

**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:**

DAVID AND TABATHA HILL REVOCABLE TRUST

**Primary Owner Address:**

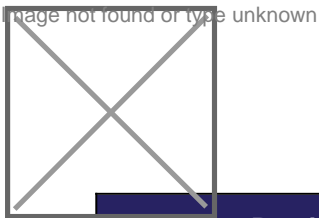
2713 EDGEBROOK CT  
KELLER, TX 76248

**Deed Date:** 12/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224231172](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILL DAVID M;HILL TABATHA R	5/30/2004	<a href="#">D204157720</a>	0000000	0000000
CENDANT MOBILITY FIN CORP	4/20/2004	<a href="#">D204157719</a>	0000000	0000000
ADAMS DOUGLAS L;ADAMS REBECCA	7/30/1999	00139470000433	0013947	0000433
SWANSON ALOYS;SWANSON LINDA	1/30/1998	00130660000129	0013066	0000129
DREES CO THE	7/2/1997	00128240000078	0012824	0000078
HIDDEN LAKES-DREES PRTNSHP	1/1/1997	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	\$594,225	\$97,580	\$691,805	\$691,805
2024	\$594,225	\$97,580	\$691,805	\$593,971
2023	\$573,855	\$97,580	\$671,435	\$539,974
2022	\$437,841	\$97,580	\$535,421	\$490,885
2021	\$384,997	\$80,000	\$464,997	\$446,259
2020	\$325,690	\$80,000	\$405,690	\$405,690

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.