



Address: [2709 EDGEBROOK CT](#)
City: KELLER
Georeference: 1159J-3-32
Subdivision: ASHBROOK AT HIDDEN LAKES ADDN
Neighborhood Code: 3K370B

Latitude: 32.9248833173
Longitude: -97.1933086679
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 32

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: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$690,603

Protest Deadline Date: 5/24/2024

Site Number: 07010125

Site Name: ASHBROOK AT HIDDEN LAKES ADDN-3-32

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,009

Percent Complete: 100%

Land Sqft^{*}: 18,286

Land Acres^{*}: 0.4197

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:

CRUSON CURTIS D
CRUSON LETIA F

Primary Owner Address:

2709 EDGEBROOK CT
KELLER, TX 76248-8312

Deed Date: 8/4/2000

Deed Volume: 0014481

Deed Page: 0000266

Instrument: 00144810000266

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARRON DOLORES;BARRON MICHAEL	11/18/1997	00129870000123	0012987	0000123
MERCEDES HOMES OF TEXAS INC	7/3/1997	00128300000237	0012830	0000237
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 ⁺
2025	\$484,564	\$178,415	\$662,979	\$585,640
2024	\$512,188	\$178,415	\$690,603	\$532,400
2023	\$491,585	\$178,415	\$670,000	\$484,000
2022	\$391,239	\$178,415	\$569,654	\$440,000
2021	\$320,000	\$80,000	\$400,000	\$400,000
2020	\$297,000	\$80,000	\$377,000	\$377,000

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.