



**Address:** [1931 FALL CREEK TR](#)  
**City:** KELLER  
**Georeference:** 34308-C-16  
**Subdivision:** RIDGEWOOD ESTATES  
**Neighborhood Code:** 3K340P

**Latitude:** 32.8946370347  
**Longitude:** -97.2277015854  
**TAD Map:** 2078-444  
**MAPSCO:** TAR-037H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGEWOOD ESTATES Block C  
Lot 16

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07080573

**Site Name:** RIDGEWOOD ESTATES-C-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,026

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,373

**Land Acres<sup>\*</sup>:** 0.2151

**Pool:** Y

<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:**

DANIELSON ERIC  
DANIELSON ANGELA

**Primary Owner Address:**

1931 FALL CREEK TRL  
KELLER, TX 76248

**Deed Date:** 8/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221229362](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN AMBER N;BROWN BENNY R JR	9/2/2016	<a href="#">D216205213</a>		
CARTUS FINANCIAL CORPORATION	9/2/2016	<a href="#">D216205212</a>		
HERNANDEZ JOSEPH S	11/8/2013	<a href="#">D213302711</a>	0000000	0000000
NATIONAL RES NOMINEE SERV INC	11/1/2013	<a href="#">D213302710</a>	0000000	0000000
BOLES BRYAN T;BOLES KRISTEN S	6/29/2010	<a href="#">D210157262</a>	0000000	0000000
VETTER JAMES R;VETTER TAMMY R	2/20/2001	00147460000274	0014746	0000274
CENTEX HOMES	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	\$470,157	\$100,000	\$570,157	\$570,157
2024	\$470,157	\$100,000	\$570,157	\$570,157
2023	\$500,359	\$100,000	\$600,359	\$528,788
2022	\$415,716	\$65,000	\$480,716	\$480,716
2021	\$342,218	\$65,000	\$407,218	\$397,101
2020	\$296,001	\$65,000	\$361,001	\$361,001

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)
- DISABLED VET 100 PCT 11.131

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.