



Address: [1312 CLARK SPRINGS DR](#)
City: KELLER
Georeference: 36986-B-14
Subdivision: SADDLEBROOK ESTATES ADDITION
Neighborhood Code: 3W070J

Latitude: 32.9356660717
Longitude: -97.2207046708
TAD Map: 2084-460
MAPSCO: TAR-024J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SADDLEBROOK ESTATES
ADDITION Block B Lot 14

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$580,000

Protest Deadline Date: 5/24/2024

Site Number: 07190565

Site Name: SADDLEBROOK ESTATES ADDITION-B-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,968

Percent Complete: 100%

Land Sqft^{*}: 9,117

Land Acres^{*}: 0.2092

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:

BROWN ANGELA M

Primary Owner Address:

1312 CLARK SPRINGS RD
KELLER, TX 76248

Deed Date: 8/3/2017

Deed Volume:

Deed Page:

Instrument: [D217180900](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORNBAKER CYNTHIA A;HORNBAKER NORMAN D	8/29/2014	D214190710		
KAISER ANN M ETAL;KAISER DAVID	12/8/2006	D206396231	0000000	0000000
YOUNG ANGELA K;YOUNG JOHN C	9/25/2002	00164090000032	0016409	0000032
ENGLE HOMES TEXAS INC	3/17/1999	00137310000214	0013731	0000214
MURCHISON PROPERTIES INC	1/1/1998	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	\$455,000	\$125,000	\$580,000	\$527,076
2024	\$455,000	\$125,000	\$580,000	\$479,160
2023	\$404,000	\$120,000	\$524,000	\$435,600
2022	\$411,195	\$80,000	\$491,195	\$396,000
2021	\$280,000	\$80,000	\$360,000	\$360,000
2020	\$280,000	\$80,000	\$360,000	\$360,000

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.