06-29-2025

Address: <u>1302 CLARK SPRINGS DR</u> City: KELLER Georeference: 36986-B-19 Subdivision: SADDLEBROOK ESTATES ADDITION

Neighborhood Code: 3W070J

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

PROPERTY DATA

Legal Description: SADDLEBROOK ESTATES ADDITION Block B Lot 19 Jurisdictions: CITY OF KELLER (013) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907) State Code: A Year Built: 2000 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/24/2024

Site Number: 07190638 Site Name: SADDLEBROOK ESTATES ADDITION-B-19 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,358 Percent Complete: 100% Land Sqft^{*}: 8,750 Land Acres^{*}: 0.2008 Pool: Y

+++ Rounded.

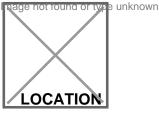
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: BYERS KELLY ANNE

Primary Owner Address: 1302 CLARK SPRINGS DR KELLER, TX 76248-3643 Deed Date: 11/9/2022 Deed Volume: Deed Page: Instrument: D222267252





Latitude: 32.935684349 Longitude: -97.2218486441 TAD Map: 2084-460 MAPSCO: TAR-024J



| | Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|---------------------------------|-----------|---|-------------|-----------|
| - | CHASE KURT T;CHASE MELINDA S | 9/29/2016 | D216228918 | | |
| | MCCANN LESLIE; MCCANN MICHAEL J | 5/31/2001 | 00149220000149 | 0014922 | 0000149 |
| | ENGLE HOMES TEXAS INC | 3/17/1999 | 00137310000214 | 0013731 | 0000214 |
| | MURCHISON PROPERTIES INC | 1/1/1998 | 000000000000000000000000000000000000000 | 000000 | 0000000 |

VALUES

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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 | \$488,755 | \$125,000 | \$613,755 | \$613,755 |
| 2024 | \$488,755 | \$125,000 | \$613,755 | \$613,755 |
| 2023 | \$524,677 | \$120,000 | \$644,677 | \$644,677 |
| 2022 | \$490,303 | \$80,000 | \$570,303 | \$470,513 |
| 2021 | \$347,739 | \$80,000 | \$427,739 | \$427,739 |
| 2020 | \$347,991 | \$80,000 | \$427,991 | \$427,991 |

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.