



Address: [1300 CLARK SPRINGS DR](#)
City: KELLER
Georeference: 36986-B-20
Subdivision: SADDLEBROOK ESTATES ADDITION
Neighborhood Code: 3W070J

Latitude: 32.9356863603
Longitude: -97.222082382
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 20

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: PO-FU LIN (X1116)

Notice Sent Date: 4/15/2025

Notice Value: \$625,000

Protest Deadline Date: 5/24/2024

Site Number: 07190646

Site Name: SADDLEBROOK ESTATES ADDITION-B-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,497

Percent Complete: 100%

Land Sqft^{*}: 9,166

Land Acres^{*}: 0.2104

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:

CHANG HSIU-HUI LIN

Primary Owner Address:

1300 CLARK SPRINGS DR
KELLER, TX 76248-3643

Deed Date: 4/3/2003

Deed Volume: 0017039

Deed Page: 0000329

Instrument: 00170390000329

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENDANT MOBILITY FINANCIAL CRP	3/31/2003	D203289001	0017037	0000241
LEEPER LIESEL A;LEEPER RODNEY K	7/24/2000	00144550000478	0014455	0000478
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	\$500,000	\$125,000	\$625,000	\$490,474
2024	\$500,000	\$125,000	\$625,000	\$445,885
2023	\$423,000	\$120,000	\$543,000	\$405,350
2022	\$450,000	\$80,000	\$530,000	\$368,500
2021	\$255,000	\$80,000	\$335,000	\$335,000
2020	\$255,000	\$80,000	\$335,000	\$335,000

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.