



**Address:** [1213 CLARK SPRINGS DR](#)  
**City:** KELLER  
**Georeference:** 36986-C-2  
**Subdivision:** SADDLEBROOK ESTATES ADDITION  
**Neighborhood Code:** 3W070J

**Latitude:** 32.936196066  
**Longitude:** -97.2230522167  
**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 C Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$587,103

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

**Site Number:** 07190786

**Site Name:** SADDLEBROOK ESTATES ADDITION-C-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,621

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,750

**Land Acres<sup>\*</sup>:** 0.2008

**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:**

CHAPMAN JAMES W  
CHAPMAN MICHELLE

**Primary Owner Address:**

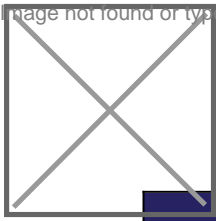
1213 CLARK SPRINGS DR  
KELLER, TX 76248-3639

**Deed Date:** 4/12/2000

**Deed Volume:** 0014324

**Deed Page:** 0000093

**Instrument:** 00143240000093



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENGLE HOMES TEXAS INC	3/17/1999	00134310000214	0013431	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 <sup>+</sup>
2025	\$462,103	\$125,000	\$587,103	\$536,853
2024	\$462,103	\$125,000	\$587,103	\$488,048
2023	\$431,400	\$120,000	\$551,400	\$443,680
2022	\$390,189	\$80,000	\$470,189	\$403,345
2021	\$286,677	\$80,000	\$366,677	\$366,677
2020	\$286,677	\$80,000	\$366,677	\$366,677

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.