



**Address:** [1311 CLARK SPRINGS DR](#)  
**City:** KELLER  
**Georeference:** 36986-C-11  
**Subdivision:** SADDLEBROOK ESTATES ADDITION  
**Neighborhood Code:** 3W070J

**Latitude:** 32.9361596783  
**Longitude:** -97.2209926297  
**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 11

**Jurisdictions:**  
CITY OF KELLER (013)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)  
**State Code:** A  
**Year Built:** 2001  
**Personal Property Account:** N/A  
**Agent:** OOWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07190875  
**Site Name:** SADDLEBROOK ESTATES ADDITION-C-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,771  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,750  
**Land Acres<sup>\*</sup>:** 0.2008  
**Pool:** N

<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:**  
CHIU LI-YUN  
CHIU MICHAEL F  
**Primary Owner Address:**  
8845 NOONTIDE DR  
FORT WORTH, TX 76179

**Deed Date:** 2/26/2002  
**Deed Volume:** 0015512  
**Deed Page:** 0000291  
**Instrument:** 00155120000291

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENGLE HOMES TEXAS INC	3/17/1999	00137310000214	0013731	0000214
MURCHISON PROPERTIES INC	1/1/1998	000000000000000	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	\$366,964	\$125,000	\$491,964	\$491,964
2024	\$426,000	\$125,000	\$551,000	\$551,000
2023	\$393,000	\$120,000	\$513,000	\$513,000
2022	\$400,778	\$80,000	\$480,778	\$480,778
2021	\$279,780	\$80,000	\$359,780	\$359,780
2020	\$245,000	\$80,000	\$325,000	\$325,000

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

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.