



**Address:** [1309 LIMESTONE CREEK DR](#)  
**City:** KELLER  
**Georeference:** 36986-D-12  
**Subdivision:** SADDLEBROOK ESTATES ADDITION  
**Neighborhood Code:** 3W070J

**Latitude:** 32.9369755916  
**Longitude:** -97.2212772932  
**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 D Lot 12

**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:** NORTH TEXAS PROPERTY TAX SERV (0855)Y

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

**Site Number:** 07191227

**Site Name:** SADDLEBROOK ESTATES ADDITION-D-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,799

**Percent Complete:** 100%

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

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

<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:**

NGUYEN VAN PHUC

NGUYEN TRINH

**Primary Owner Address:**

42 RIVER RD APT 29  
SUNDERLAND, MA 01375

**Deed Date:** 6/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221179227](#)

| Previous Owners                   | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|-----------|----------------------------|-------------|-----------|
| BUCHANAN FAMILY LIVING TRUST      | 12/4/2020 | <a href="#">D221001318</a> |             |           |
| BUCHANAN ALASTAIR;BUCHANAN ROBIN  | 12/9/2005 | <a href="#">D205386173</a> | 0000000     | 0000000   |
| AGORANOS MICHAELANN;AGORANOS PAUL | 6/23/2000 | 00144260000118             | 0014426     | 0000118   |
| 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 | \$324,600          | \$125,000   | \$449,600    | \$449,600                    |
| 2024 | \$386,800          | \$125,000   | \$511,800    | \$511,800                    |
| 2023 | \$411,800          | \$120,000   | \$531,800    | \$531,800                    |
| 2022 | \$425,989          | \$80,000    | \$505,989    | \$505,989                    |
| 2021 | \$304,525          | \$80,000    | \$384,525    | \$384,525                    |
| 2020 | \$305,889          | \$80,000    | \$385,889    | \$385,889                    |

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.