



**Address:** [1712 ROSEBRIAR LN](#)  
**City:** KELLER  
**Georeference:** 2842-G-4  
**Subdivision:** BLOOMFIELD AT HIDDEN LAKES  
**Neighborhood Code:** 3K370F

**Latitude:** 32.9281442936  
**Longitude:** -97.2110453635  
**TAD Map:** 2084-456  
**MAPSCO:** TAR-024P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BLOOMFIELD AT HIDDEN LAKES Block G Lot 4

**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:** \$715,876

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

**Site Number:** 07191421

**Site Name:** BLOOMFIELD AT HIDDEN LAKES-G-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,344

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,040

**Land Acres<sup>\*</sup>:** 0.2764

**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:**

MCCABE SUSAN

**Primary Owner Address:**

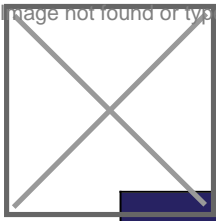
1712 ROSEBRIAR LN  
KELLER, TX 76248-7318

**Deed Date:** 11/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-19-186549



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCABE DENNIS;MCCABE SUSAN	12/3/1999	00141310000401	0014131	0000401
D R HORTON TEXAS LTD	6/25/1999	00139130000060	0013913	0000060
BLOOMFIELD PARTNERS II LTD	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	\$598,406	\$117,470	\$715,876	\$710,069
2024	\$598,406	\$117,470	\$715,876	\$645,517
2023	\$519,530	\$117,470	\$637,000	\$586,834
2022	\$477,784	\$117,470	\$595,254	\$533,485
2021	\$408,348	\$80,000	\$488,348	\$484,986
2020	\$360,896	\$80,000	\$440,896	\$440,896

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.