



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⁺⁺⁺: 3,344

Percent Complete: 100%

Land Sqft^{*}: 12,040

Land Acres^{*}: 0.2764

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:

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 ⁺
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.