



Address: [1703 FOREST BEND LN](#)
City: KELLER
Georeference: 2842-G-12
Subdivision: BLOOMFIELD AT HIDDEN LAKES
Neighborhood Code: 3K370F

Latitude: 32.9275979405
Longitude: -97.2116832532
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 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: 1999

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$612,914

Protest Deadline Date: 5/24/2024

Site Number: 07191510

Site Name: BLOOMFIELD AT HIDDEN LAKES-G-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,052

Percent Complete: 100%

Land Sqft^{*}: 12,729

Land Acres^{*}: 0.2922

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:

LIU JIAN

LI JUAN

Primary Owner Address:

1703 FOREST BEND LN
KELLER, TX 76248

Deed Date: 8/18/2016

Deed Volume:

Deed Page:

Instrument: [D216190052](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------------------|-------------|-----------|
| LAWLOR LUCIA;LAWLOR TIMOTHY | 9/4/2013 | D213254871 | 0000000 | 0000000 |
| PEREA DAVID | 11/2/1999 | 00141080000605 | 0014108 | 0000605 |
| D R HORTON TEXAS LTD | 3/30/1999 | 00137510000196 | 0013751 | 0000196 |
| 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 | \$488,729 | \$124,185 | \$612,914 | \$589,633 |
| 2024 | \$488,729 | \$124,185 | \$612,914 | \$536,030 |
| 2023 | \$520,867 | \$124,185 | \$645,052 | \$487,300 |
| 2022 | \$318,815 | \$124,185 | \$443,000 | \$443,000 |
| 2021 | \$363,000 | \$80,000 | \$443,000 | \$443,000 |
| 2020 | \$327,811 | \$80,000 | \$407,811 | \$407,811 |

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.