



Address: [1324 BRIAR RIDGE DR](#)
City: KELLER
Georeference: 21025C-C-3
Subdivision: IDLEWOOD ESTATES/HIDDEN LAKES
Neighborhood Code: 3K380J

Latitude: 32.9129162215
Longitude: -97.2098627285
TAD Map: 2084-452
MAPSCO: TAR-024X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: IDLEWOOD ESTATES/HIDDEN LAKES Block C Lot 3

Jurisdictions:

CITY OF KELLER (013)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$800,000

Protest Deadline Date: 5/24/2024

Site Number: 07234570

Site Name: IDLEWOOD ESTATES/HIDDEN LAKES-C-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,053

Percent Complete: 100%

Land Sqft^{*}: 12,500

Land Acres^{*}: 0.2869

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DUFFY CORY L
DUFFY SALINA D

Primary Owner Address:

1324 BRIAR RIDGE DR
KELLER, TX 76248-8375

Deed Date: 8/31/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212221906](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MORTGAGE ASSOC	3/14/2012	D212090096	0000000	0000000
BANK OF AMERICA NA	3/6/2012	D212059783	0000000	0000000
PENNINGTON JAMEY;PENNINGTON JULIE	6/4/2008	D208218171	0000000	0000000
HARTMAN DEBORAH;HARTMAN RONALD G	6/18/2004	D204199575	0000000	0000000
WRH TEXAS LP	10/31/2002	00161610000082	0016161	0000082
SOVEREIGN TEXAS HOMES LTD	7/17/2002	00158390000306	0015839	0000306
RCS/IDLEWOOD LP	11/30/2000	00000000000000	0000000	0000000
RCS/IDLEWOOD LP	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	\$670,000	\$130,000	\$800,000	\$783,294
2024	\$670,000	\$130,000	\$800,000	\$712,085
2023	\$683,000	\$130,000	\$813,000	\$647,350
2022	\$496,000	\$130,000	\$626,000	\$588,500
2021	\$405,000	\$130,000	\$535,000	\$535,000
2020	\$405,000	\$130,000	\$535,000	\$535,000

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

- 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.