



Address: [1310 BRIAR RIDGE DR](#)
City: KELLER
Georeference: 21025C-C-10
Subdivision: IDLEWOOD ESTATES/HIDDEN LAKES
Neighborhood Code: 3K380J

Latitude: 32.9126219269
Longitude: -97.2075757688
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 10

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07234791

Site Name: IDLEWOOD ESTATES/HIDDEN LAKES-C-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,815

Percent Complete: 100%

Land Sqft^{*}: 12,842

Land Acres^{*}: 0.2948

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:

ARRAS MICHAEL

ARRAS JULIE

Primary Owner Address:

1310 BRIAR RIDGE DR

KELLER, TX 76248

Deed Date: 1/12/2015

Deed Volume:

Deed Page:

Instrument: [D215006906](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEAVITT KALI;LEAVITT MARCUS A	7/8/2014	D214145298	0000000	0000000
LINSCOMB CATHERINE;LINSCOMB LANC	2/15/2012	D212041035	0000000	0000000
PALAZZOLO SAMUEL;PALAZZOLO SHELLY	6/26/2001	00150300000188	0015030	0000188
SOVEREIGN TEXAS HOMES LTD	3/8/2000	00142500000127	0014250	0000127
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	\$547,562	\$130,000	\$677,562	\$677,562
2024	\$547,562	\$130,000	\$677,562	\$677,562
2023	\$648,734	\$130,000	\$778,734	\$662,553
2022	\$472,321	\$130,000	\$602,321	\$602,321
2021	\$444,174	\$130,000	\$574,174	\$574,174
2020	\$408,972	\$130,000	\$538,972	\$538,972

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.