



**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<sup>+++</sup>:** 3,815

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,842

**Land Acres<sup>\*</sup>:** 0.2948

**Pool:** Y

<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:**

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	<a href="#">D214145298</a>	0000000	0000000
LINSCOMB CATHERINE;LINSCOMB LANC	2/15/2012	<a href="#">D212041035</a>	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 <sup>+</sup>
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.