



Address: [2500 WATERCREST DR](#)
City: KELLER
Georeference: 32942C-A-4
Subdivision: PRESERVE AT HIDDEN LAKES, THE
Neighborhood Code: 3K370A

Latitude: 32.9225214702
Longitude: -97.1947551676
TAD Map: 2090-456
MAPSCO: TAR-024V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRESERVE AT HIDDEN LAKES,
THE Block A 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: 2001

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$597,801

Protest Deadline Date: 5/24/2024

Site Number: 07237715

Site Name: PRESERVE AT HIDDEN LAKES, THE-A-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,921

Percent Complete: 100%

Land Sqft^{*}: 9,984

Land Acres^{*}: 0.2292

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:

CABIANCA BROOKE ANN

Primary Owner Address:

2500 WATERCREST DR
KELLER, TX 76248-8345

Deed Date: 12/21/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210004056](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABIANCA BROOK A;CABIANCA CHRIS D	2/21/2004	D204234450	0000000	0000000
SISCO CHRISTINA M;SISCO WILLIAM S	7/11/2003	00169350000139	0016935	0000139
RELOCATION RESOURCES INTER INC	6/6/2003	00169350000137	0016935	0000137
STOUT JEREMY K;STOUT STACY L	9/30/2002	00160370000202	0016037	0000202
STANDARD PACIFIC OF TEXAS INC	6/18/1999	00139580000383	0013958	0000383
ENGLE HOMES TEXAS INC	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	\$451,686	\$146,115	\$597,801	\$578,320
2024	\$451,686	\$146,115	\$597,801	\$525,745
2023	\$499,611	\$150,000	\$649,611	\$477,950
2022	\$409,141	\$120,000	\$529,141	\$434,500
2021	\$120,000	\$275,000	\$395,000	\$395,000
2020	\$120,000	\$275,000	\$395,000	\$395,000

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.