



Address: [2412 WATERCREST DR](#)
City: KELLER
Georeference: 32942C-A-10
Subdivision: PRESERVE AT HIDDEN LAKES, THE
Neighborhood Code: 3K370A

Latitude: 32.9226333552
Longitude: -97.1959232176
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 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: 2003
Personal Property Account: N/A
Agent: GOODRICH REALTY CONSULTING (00974)
Notice Sent Date: 4/15/2025
Notice Value: \$628,100
Protest Deadline Date: 5/24/2024

Site Number: 07237790
Site Name: PRESERVE AT HIDDEN LAKES, THE-A-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,821
Percent Complete: 100%
Land Sqft^{*}: 6,596
Land Acres^{*}: 0.1514
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:
ANDREANI FULVIO & COLLETTE REVOCABLE LIVING TRUST
Primary Owner Address:
2412 WATERCREST DR
KELLER, TX 76248

Deed Date: 5/11/2016
Deed Volume:
Deed Page:
Instrument: [D216104305](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDREANI COLLETTE;ANDREANI FULVIO	1/16/2007	D207023109	0000000	0000000
FURMAN THOMAS C	7/25/2003	D203288890	0017037	0000130
ENGLE HOMES TEXAS INC	1/1/1998	000000000000000	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	\$531,582	\$96,518	\$628,100	\$590,895
2024	\$531,582	\$96,518	\$628,100	\$537,177
2023	\$523,710	\$150,000	\$673,710	\$488,343
2022	\$323,948	\$120,000	\$443,948	\$443,948
2021	\$323,948	\$120,000	\$443,948	\$443,948
2020	\$325,384	\$120,000	\$445,384	\$445,384

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.