



**Address:** [2415 WATERCREST DR](#)  
**City:** KELLER  
**Georeference:** 32942C-B-2  
**Subdivision:** PRESERVE AT HIDDEN LAKES, THE  
**Neighborhood Code:** 3K370A

**Latitude:** 32.9229742193  
**Longitude:** -97.1953125931  
**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 B Lot 2

**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:** \$588,326

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07238770

**Site Name:** PRESERVE AT HIDDEN LAKES, THE-B-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,367

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,897

**Land Acres<sup>\*</sup>:** 0.1583

**Pool:** N

<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:**

DIANDY LEBLANC FAMILY TRUST

**Primary Owner Address:**

2415 WATERCREST DR  
KELLER, TX 76248

**Deed Date:** 11/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219269871](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEBLANC DIAN	5/10/2003	M203003593		
LESSINE DIAN	8/29/2001	00151370000260	0015137	0000260
ENGLE HOMES TEXAS INC	6/14/1999	00139580000382	0013958	0000382
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 <sup>+</sup>
2025	\$521,048	\$67,278	\$588,326	\$588,326
2024	\$521,048	\$67,278	\$588,326	\$537,857
2023	\$568,311	\$100,000	\$668,311	\$488,961
2022	\$450,731	\$80,000	\$530,731	\$444,510
2021	\$324,100	\$80,000	\$404,100	\$404,100
2020	\$324,100	\$80,000	\$404,100	\$404,100

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.