



Address: [535 ARCADIA DR](#)
City: KELLER
Georeference: 32942C-B-12
Subdivision: PRESERVE AT HIDDEN LAKES, THE
Neighborhood Code: 3K370A

Latitude: 32.9240198975
Longitude: -97.1962604841
TAD Map: 2090-456
MAPSCO: TAR-024R



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 12

Jurisdictions:

CITY OF KELLER (013)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$505,458

Protest Deadline Date: 5/24/2024

Site Number: 07238959

Site Name: PRESERVE AT HIDDEN LAKES, THE-B-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,739

Percent Complete: 100%

Land Sqft^{*}: 7,089

Land Acres^{*}: 0.1627

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:

SPERANDEO CARLA M
SPERANDEO ANDREW

Primary Owner Address:

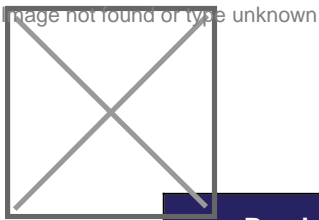
535 ARCADIA DR
KELLER, TX 76248-8331

Deed Date: 11/9/2017

Deed Volume:

Deed Page:

Instrument: [D217266488](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPERANDEO CARLA M	7/1/2005	D205209797	0000000	0000000
YAZDANI HOMAYOUN	12/15/2004	D204394477	0000000	0000000
ROHANI FARAH N	7/8/2003	D204394476	0000000	0000000
ROHANI KAMYAR	3/31/2000	00142900000178	0014290	0000178
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 ⁺
2025	\$436,310	\$69,148	\$505,458	\$505,458
2024	\$436,310	\$69,148	\$505,458	\$501,080
2023	\$475,412	\$100,000	\$575,412	\$455,527
2022	\$390,997	\$80,000	\$470,997	\$414,115
2021	\$296,468	\$80,000	\$376,468	\$376,468
2020	\$297,897	\$80,000	\$377,897	\$377,897

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.