



**Address:** [703 EAGLE TR](#)  
**City:** KELLER  
**Georeference:** 33957J-A-27R  
**Subdivision:** RETREAT AT HIDDEN LAKES, THE  
**Neighborhood Code:** 3K380G

**Latitude:** 32.9218660164  
**Longitude:** -97.1887861187  
**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:** RETREAT AT HIDDEN LAKES,  
THE Block A Lot 27R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 07323077

**Site Name:** RETREAT AT HIDDEN LAKES, THE-A-27R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,558

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,626

**Land Acres<sup>\*</sup>:** 0.1980

**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:**

KAMIYAMA MASAO

**Primary Owner Address:**

703 EAGLE TRL  
KELLER, TX 76248

**Deed Date:** 5/26/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223092475](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN JOHN T;FRANKLIN LARA W	5/19/2017	<a href="#">D217113191</a>		
MCDANIEL DIANNA;MCDANIEL MICHAEL	10/16/2008	<a href="#">D208400814</a>	0000000	0000000
HOUGLAND STACI S	10/2/2006	<a href="#">D206315043</a>	0000000	0000000
ACE INTERESTS CORP	11/30/2005	<a href="#">D205362795</a>	0000000	0000000
ONEAL BRIAN K;ONEAL TRINA R	3/7/2003	00164770000068	0016477	0000068
M & J CONSTRUCTION CORP	5/2/2002	00156730000213	0015673	0000213
LUMBERMENS INVESTMENT CORP	1/1/1999	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	\$464,955	\$84,150	\$549,105	\$549,105
2024	\$464,955	\$84,150	\$549,105	\$549,105
2023	\$483,490	\$84,150	\$567,640	\$518,899
2022	\$387,576	\$84,150	\$471,726	\$471,726
2021	\$320,336	\$115,000	\$435,336	\$435,336
2020	\$287,147	\$115,000	\$402,147	\$402,147

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.