



**Address:** [1417 HADDINGTON LN](#)  
**City:** KELLER  
**Georeference:** 47672-1-46  
**Subdivision:** WOODLANDS AT HIDDEN LAKES, THE  
**Neighborhood Code:** 3K380E

**Latitude:** 32.9077385639  
**Longitude:** -97.2119493925  
**TAD Map:** 2084-448  
**MAPSCO:** TAR-024X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODLANDS AT HIDDEN LAKES, THE Block 1 Lot 46

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 07385773

**Site Name:** WOODLANDS AT HIDDEN LAKES, THE-1-46

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,075

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,001

**Land Acres<sup>\*</sup>:** 0.2295

**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:**

SANDERS KENNETH L

SANDERS CLARA

**Primary Owner Address:**

1417 HADDINGTON LN

KELLER, TX 76248-8426

**Deed Date:** 3/26/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204094735](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	9/11/2001	00151450000031	0015145	0000031
MURRAY THOMAS	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	\$384,555	\$97,580	\$482,135	\$482,135
2024	\$438,126	\$97,580	\$535,706	\$535,706
2023	\$476,420	\$97,580	\$574,000	\$492,470
2022	\$459,868	\$97,580	\$557,448	\$447,700
2021	\$322,000	\$85,000	\$407,000	\$407,000
2020	\$296,626	\$85,000	\$381,626	\$381,626

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.