



**Address:** [1312 CLEAR SPRINGS DR](#)  
**City:** KELLER  
**Georeference:** 36986-D-17  
**Subdivision:** SADDLEBROOK ESTATES ADDITION  
**Neighborhood Code:** 3W070J

**Latitude:** 32.9374052501  
**Longitude:** -97.2205337883  
**TAD Map:** 2084-460  
**MAPSCO:** TAR-024J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SADDLEBROOK ESTATES  
ADDITION Block D Lot 17

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$664,346

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

**Site Number:** 07611323

**Site Name:** SADDLEBROOK ESTATES ADDITION-D-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,151

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,682

**Land Acres<sup>\*</sup>:** 0.2452

**Pool:** Y

<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:**

SCRUGGS TIMOTHY S  
SCRUGGS NICOLE J

**Primary Owner Address:**

1312 CLEAR SPRINGS DR  
KELLER, TX 76248

**Deed Date:** 5/6/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216098353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBINSON CHERYL;ROBINSON DAVID D	1/14/2003	00163460000251	0016346	0000251
MURCHISON PROPERTIES INC	7/28/2000	00144980000252	0014498	0000252
MURCHISON PROPERTIES INC	1/1/2000	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	\$539,346	\$125,000	\$664,346	\$585,640
2024	\$539,346	\$125,000	\$664,346	\$532,400
2023	\$502,753	\$120,000	\$622,753	\$484,000
2022	\$469,518	\$80,000	\$549,518	\$440,000
2021	\$320,000	\$80,000	\$400,000	\$400,000
2020	\$320,000	\$80,000	\$400,000	\$400,000

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.