07-15-2025

# **Tarrant Appraisal District** Property Information | PDF Account Number: 07611323

# Address: 1312 CLEAR SPRINGS DR

City: KELLER Georeference: 36986-D-17 Subdivision: SADDLEBROOK ESTATES ADDITION Neighborhood Code: 3W070J

Geoglet Mapd or type unknown

ge not round or type unknown

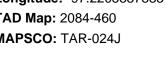
LOCATION

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

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





Site Number: 07611323 Site Name: SADDLEBROOK ESTATES ADDITION-D-17 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,151 Percent Complete: 100% Land Sqft\*: 10,682 Land Acres<sup>\*</sup>: 0.2452 Pool: Y

#### +++ Rounded.

\* 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 nage not round or type unknown

_	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	000000000000000000000000000000000000000	000000	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	\$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.