



Address: [1310 CLEAR SPRINGS DR](#)
City: KELLER
Georeference: 36986-D-18
Subdivision: SADDLEBROOK ESTATES ADDITION
Neighborhood Code: 3W070J

Latitude: 32.9373214422
Longitude: -97.2207928043
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 18

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: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 07611331

Site Name: SADDLEBROOK ESTATES ADDITION-D-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,523

Percent Complete: 100%

Land Sqft^{*}: 10,062

Land Acres^{*}: 0.2309

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:

HENDRICKSON-BROWDER RACHAEL I

Primary Owner Address:

1310 CLEAR SPRINGS DR
KELLER, TX 76248-3678

Deed Date: 4/17/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209105304](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAIN JOHN C;BAIN MAY M	2/8/2008	D208046296	0000000	0000000
SIRVA RELOCATION LLC	2/8/2008	D208046295	0000000	0000000
BREAZEAL JOHN M	7/3/2002	00158070000190	0015807	0000190
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 ⁺
2025	\$451,035	\$125,000	\$576,035	\$576,035
2024	\$451,035	\$125,000	\$576,035	\$576,035
2023	\$444,740	\$120,000	\$564,740	\$538,948
2022	\$470,000	\$80,000	\$550,000	\$489,953
2021	\$365,412	\$80,000	\$445,412	\$445,412
2020	\$367,093	\$80,000	\$447,093	\$447,093

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.