



Address: [1212 CLEAR SPRINGS DR](#)
City: KELLER
Georeference: 36986-D-24
Subdivision: SADDLEBROOK ESTATES ADDITION
Neighborhood Code: 3W070J

Latitude: 32.9373359565
Longitude: -97.2221864829
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 24

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$656,521

Protest Deadline Date: 5/24/2024

Site Number: 07611412

Site Name: SADDLEBROOK ESTATES ADDITION-D-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,318

Percent Complete: 100%

Land Sqft^{*}: 8,750

Land Acres^{*}: 0.2008

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KENYI DENIS MBENGA
MBENGA CHRISTINE

Primary Owner Address:

1212 CLEAR SPRINGS DR
KELLER, TX 76248

Deed Date: 8/31/2020

Deed Volume:

Deed Page:

Instrument: [D220218454](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROGERS KIRBY L	10/3/2018	D218251372		
ROGERS KIRBY L; ROGERS SHANNON	5/22/2001	00149080000072	0014908	0000072
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	\$531,521	\$125,000	\$656,521	\$596,737
2024	\$531,521	\$125,000	\$656,521	\$542,488
2023	\$493,407	\$120,000	\$613,407	\$493,171
2022	\$469,224	\$80,000	\$549,224	\$448,337
2021	\$327,579	\$80,000	\$407,579	\$407,579
2020	\$329,187	\$80,000	\$409,187	\$409,187

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.