



**Address:** [1616 WATERWOOD DR](#)  
**City:** KELLER  
**Georeference:** 47672B-13-7  
**Subdivision:** WOODLANDS AT HIDDEN LAKES VI  
**Neighborhood Code:** 3K380C

**Latitude:** 32.9200764623  
**Longitude:** -97.2136260876  
**TAD Map:** 2084-456  
**MAPSCO:** TAR-024T



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 VI Block 13 Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,333,285

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

**Site Number:** 40138100

**Site Name:** WOODLANDS AT HIDDEN LAKES VI-13-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,878

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 32,466

**Land Acres<sup>\*</sup>:** 0.7453

**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:**

SUTTON DAVID A  
PLESS JENIFER SUZANNE

**Primary Owner Address:**

1616 WATERWOOD DR  
KELLER, TX 76248

**Deed Date:** 2/24/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215047864](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUTTON DAVID A	6/16/2006	<a href="#">D206190337</a>	0000000	0000000
MURWAY BUILDING INVESTMENT INC	8/9/2005	<a href="#">D205237965</a>	0000000	0000000
MMS DEVELOPMENT LTD	9/25/2003	<a href="#">D203380623</a>	0000000	0000000
WOODLANDS HL SUBDIVISION LTD	1/1/2002	000000000000000	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	\$1,102,387	\$230,898	\$1,333,285	\$1,125,252
2024	\$1,102,387	\$230,898	\$1,333,285	\$1,022,956
2023	\$1,107,409	\$230,898	\$1,338,307	\$929,960
2022	\$839,336	\$230,898	\$1,070,234	\$845,418
2021	\$660,494	\$160,000	\$820,494	\$768,562
2020	\$538,693	\$160,000	\$698,693	\$698,693

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.