



Address: [1612 WATERWOOD DR](#)
City: KELLER
Georeference: 47672B-13-8
Subdivision: WOODLANDS AT HIDDEN LAKES VI
Neighborhood Code: 3K380C

Latitude: 32.9200328436
Longitude: -97.2140376853
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 8

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40138119

Site Name: WOODLANDS AT HIDDEN LAKES VI-13-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,408

Percent Complete: 100%

Land Sqft^{*}: 22,032

Land Acres^{*}: 0.5057

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:

PAULUS JOHN

PAULUS JENNIFER R

Primary Owner Address:

1612 WATERWOOD DR
KELLER, TX 76248

Deed Date: 10/15/2021

Deed Volume:

Deed Page:

Instrument: [D221303111](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THURSTON CLARK;THURSTON ELIZABETH	8/24/2006	D206339254	0000000	0000000
WCH MANAGEMENT LTD	11/10/2005	D205346129	0000000	0000000
MMS DEVELOPMENT LTD	9/25/2003	D203380623	0000000	0000000
WOODLANDS HL SUBDIVISION LTD	1/1/2002	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	\$839,489	\$212,935	\$1,052,424	\$1,052,424
2024	\$839,489	\$212,935	\$1,052,424	\$1,052,424
2023	\$830,388	\$212,935	\$1,043,323	\$1,043,323
2022	\$624,385	\$212,935	\$837,320	\$837,320
2021	\$477,845	\$160,000	\$637,845	\$637,845
2020	\$477,845	\$160,000	\$637,845	\$637,845

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.