



**Address:** [909 SANDY TR](#)  
**City:** KELLER  
**Georeference:** 33957J-A-77  
**Subdivision:** RETREAT AT HIDDEN LAKES, THE  
**Neighborhood Code:** 3K380G

**Latitude:** 32.9167972515  
**Longitude:** -97.1912579949  
**TAD Map:** 2090-452  
**MAPSCO:** TAR-024V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** RETREAT AT HIDDEN LAKES,  
THE Block A Lot 77

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

**State Code:** A  
**Year Built:** 2005  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$941,059  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40495418  
**Site Name:** RETREAT AT HIDDEN LAKES, THE-A-77  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,721  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,094  
**Land Acres<sup>\*</sup>:** 0.2546  
**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:**  
SIMON LIVING TRUST  
**Primary Owner Address:**  
909 SANDY TRL  
KELLER, TX 76248

**Deed Date:** 11/11/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220297572](#)

| Previous Owners                 | Date      | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| HANSON ANNETTE M;HANSON SCOTT G | 4/24/2006 | <a href="#">D206126953</a> | 0000000     | 0000000   |
| DREES CUSTOM HOMES LP           | 6/29/2005 | <a href="#">D205191363</a> | 0000000     | 0000000   |
| CL TEXAS LP                     | 1/1/2004  | 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 | \$832,811          | \$108,248   | \$941,059    | \$941,059                    |
| 2024 | \$832,811          | \$108,248   | \$941,059    | \$909,402                    |
| 2023 | \$865,267          | \$108,248   | \$973,515    | \$826,729                    |
| 2022 | \$686,548          | \$108,248   | \$794,796    | \$751,572                    |
| 2021 | \$568,247          | \$115,000   | \$683,247    | \$683,247                    |
| 2020 | \$507,500          | \$115,000   | \$622,500    | \$622,500                    |

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.