**Primary Owner Address:** 909 SHORELINE CT **KELLER, TX 76248** 

**OWNER INFORMATION** 

Deed Date: 4/15/2021 **Deed Volume: Deed Page:** Instrument: D221104515

Site Number: 40495515 Site Name: RETREAT AT HIDDEN LAKES, THE-F-5 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,873 Percent Complete: 100% Land Sqft\*: 14,445 Land Acres\*: 0.3316 Pool: Y

Legal Description: RETREAT AT HIDDEN LAKES, THE Block F Lot 5 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

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

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

# **PROPERTY DATA**

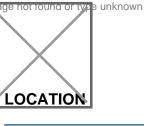
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City: KELLER Georeference: 33957J-F-5 Subdivision: RETREAT AT HIDDEN LAKES, THE Neighborhood Code: 3K380G

Address: 909 SHORELINE CT

Latitude: 32.9168484767 Longitude: -97.19257283 **TAD Map:** 2090-452 MAPSCO: TAR-024V





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+++ Rounded.

**Current Owner:** 

LEONG MADELINE

YAO JAY

| Previous Owners       | Date      | Instrument                              | Deed Volume | Deed Page |
|-----------------------|-----------|---|-------------|-----------|
| DOVE BRIAN            | 5/22/2014 | D214107628                              | 000000      | 0000000   |
| CHON SAMUEL S         | 11/7/2006 | D206357732                              | 000000      | 0000000   |
| DREES CUSTOM HOMES LP | 8/8/2005  | D205282503                              | 000000      | 0000000   |
| CL TEXAS LP           | 1/1/2004  | 000000000000000000000000000000000000000 | 000000      | 0000000   |

## VALUES

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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 | \$617,569          | \$140,930   | \$758,499    | \$758,499        |
| 2024 | \$617,569          | \$140,930   | \$758,499    | \$758,499        |
| 2023 | \$736,690          | \$140,930   | \$877,620    | \$798,417        |
| 2022 | \$584,904          | \$140,930   | \$725,834    | \$725,834        |
| 2021 | \$485,497          | \$115,000   | \$600,497    | \$600,497        |
| 2020 | \$432,801          | \$115,000   | \$547,801    | \$547,801        |

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.