



Address: [908 SANDY TR](#)
City: KELLER
Georeference: 33957J-F-14
Subdivision: RETREAT AT HIDDEN LAKES, THE
Neighborhood Code: 3K380G

Latitude: 32.9168159682
Longitude: -97.1918286926
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 F Lot 14

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: \$902,485

Protest Deadline Date: 5/24/2024

Site Number: 40495612

Site Name: RETREAT AT HIDDEN LAKES, THE-F-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,362

Percent Complete: 100%

Land Sqft^{*}: 12,472

Land Acres^{*}: 0.2863

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:

BINNIE JOHN

Primary Owner Address:

908 SANDY TR
KELLER, TX 76248-8487

Deed Date: 12/29/2005

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206007320](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS CUSTOM BUILDER LTD	6/8/2005	D205166052	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 ⁺
2025	\$780,807	\$121,678	\$902,485	\$902,485
2024	\$780,807	\$121,678	\$902,485	\$863,330
2023	\$811,063	\$121,678	\$932,741	\$784,845
2022	\$636,314	\$121,678	\$757,992	\$713,495
2021	\$533,632	\$115,000	\$648,632	\$648,632
2020	\$479,193	\$115,000	\$594,193	\$594,193

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.