



Address: [8840 WANDERING BRANCH](#)
City: KELLER
Georeference: 8663L-B-4
Subdivision: CREEKVIEW ADDITION PHASE II
Neighborhood Code: 3C5000

Latitude: 32.9223578347
Longitude: -97.1849804635
TAD Map:
MAPSCO: TAR-025S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CREEKVIEW ADDITION PHASE
II Block B Lot 4 PER PLAT D214030052

Jurisdictions:

CITY OF KELLER (013)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$790,816

Protest Deadline Date: 5/24/2024

Site Number: 141707214

Site Name: CREEKVIEW ADDITION PHASE II Block B Lot 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,968

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1148

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:

XU XUE

CUI XIN

Primary Owner Address:

8840 WANDERING BRANCH
KELLER, TX 76248

Deed Date: 2/24/2025

Deed Volume:

Deed Page:

Instrument: [D225030714](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LINDLEY MAGDALENA;LINDLEY MARC E	3/30/2016	D216065196		
K HOVNANIAN HOMES-DFW LLC	2/2/2015	D215022345		
TERRA/CREEKVIEW LLC	1/1/2014	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	\$520,662	\$160,000	\$680,662	\$680,662
2024	\$630,816	\$160,000	\$790,816	\$679,674
2023	\$695,928	\$120,000	\$815,928	\$617,885
2022	\$498,024	\$110,000	\$608,024	\$561,714
2021	\$400,649	\$110,000	\$510,649	\$510,649
2020	\$390,029	\$110,000	\$500,029	\$500,029

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.