



Address: [1431 SANDHILL CT](#)
City: KELLER
Georeference: 42177H-3-35
Subdivision: TIMBER KNOLL ESTATES
Neighborhood Code: 3W020X

Latitude: 32.9583328324
Longitude: -97.1931205022
TAD Map: 2090-468
MAPSCO: TAR-010Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMBER KNOLL ESTATES Block
3 Lot 35

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

State Code: A
Year Built: 1985
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$662,293
Protest Deadline Date: 5/24/2024

Site Number: 800066223
Site Name: TIMBER KNOLL ESTATES Block 3 Lot 35
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,814
Percent Complete: 100%
Land Sqft^{*}: 35,404
Land Acres^{*}: 0.8130
Pool: Y

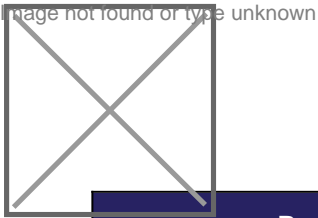
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
CARDINAL LIVING TRUST
Primary Owner Address:
1431 SANDHILL CT
KELLER, TX 76262

Deed Date: 6/24/2024
Deed Volume:
Deed Page:
Instrument: [D224111741](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILL MITCHELL;THIELEN TIFFANY	4/17/2024	D224066235		
COLEMAN BROOKE N;GARCIA ANTHONY C	8/2/2021	D221049889		

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	\$316,768	\$345,525	\$662,293	\$662,293
2024	\$316,768	\$345,525	\$662,293	\$662,293
2023	\$354,077	\$345,525	\$699,602	\$699,602
2022	\$318,587	\$162,600	\$481,187	\$481,187
0	\$0	\$0	\$0	\$0

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.