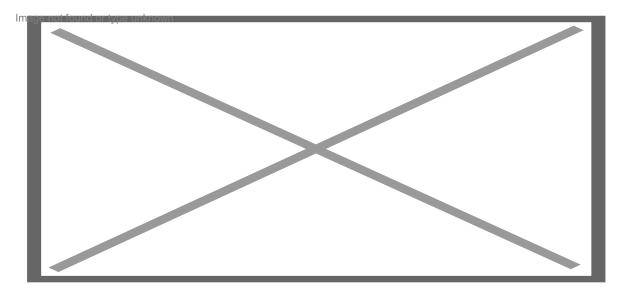


Tarrant Appraisal District Property Information | PDF Account Number: 07023308

Address: <u>1816 FOREST BEND LN</u>

City: KELLER Georeference: 2842-F-5 Subdivision: BLOOMFIELD AT HIDDEN LAKES Neighborhood Code: 3K370F Latitude: 32.9272143971 Longitude: -97.2080845999 TAD Map: 2084-456 MAPSCO: TAR-024P





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

PROPERTY DATA

Legal Description: BLOOMFIELD AT HIDDEN LAKES Block F Lot 5

Jurisdictions:

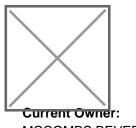
CITY OF KELLER (013) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907) State Code: A Year Built: 1998 Personal Property Account: N/A Agent: None Site Number: 07023308 Site Name: BLOOMFIELD AT HIDDEN LAKES-F-5 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,977 Percent Complete: 100% Land Sqft^{*}: 9,137 Land Acres^{*}: 0.2097 Pool: N

+++ Rounded.

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

OWNER INFORMATION

Protest Deadline Date: 5/15/2025



Tarrant Appraisal District Property Information | PDF

MCCOMBS BEVERLY

Primary Owner Address: 1816 FOREST BEND LN KELLER, TX 76248-5393 Deed Date: 12/7/2000 Deed Volume: 0014885 Deed Page: 0000052 Instrument: 00148850000052

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS BINA J;ADAMS JOHN D	12/3/1998	00135520000200	0013552	0000200
SOVEREIGN TEXAS HOMES LTD	6/23/1998	00132830000076	0013283	0000076
BLOOMFIELD PARTNERS LTD	1/1/1997	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$541,166	\$111,456	\$652,622	\$626,203
2023	\$540,177	\$111,456	\$651,633	\$569,275
2022	\$432,837	\$111,456	\$544,293	\$517,523
2021	\$370,475	\$100,000	\$470,475	\$470,475
2020	\$327,849	\$100,000	\$427,849	\$427,849

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.