



Address: [1713 MERIDIAN CT](#)
City: KELLER
Georeference: 2842-J-10
Subdivision: BLOOMFIELD AT HIDDEN LAKES
Neighborhood Code: 3K370F

Latitude: 32.9304189735
Longitude: -97.2107389135
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 J Lot 10

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07191987

Site Name: BLOOMFIELD AT HIDDEN LAKES-J-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,457

Percent Complete: 100%

Land Sqft^{*}: 12,468

Land Acres^{*}: 0.2862

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:
THOMAS AND SHARYN T FRANCIS REVOCABLE TRUST

Deed Date: 5/23/2020

Deed Volume:

Deed Page:

Instrument: [D220127299](#)

Primary Owner Address:

1713 MERIDIAN CT
KELLER, TX 76248

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCIS SHARYN;FRANCIS THOMAS E	10/29/1999	00140870000338	0014087	0000338
MERCEDES HOMES OF TEXAS INC	1/5/1999	00136070000421	0013607	0000421
BLOOMFIELD PARTNERS II LTD	1/1/1998	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$641,480	\$121,635	\$763,115	\$682,762
2023	\$578,296	\$121,635	\$699,931	\$620,693
2022	\$506,983	\$121,635	\$628,618	\$564,266
2021	\$435,322	\$80,000	\$515,322	\$512,969
2020	\$386,335	\$80,000	\$466,335	\$466,335

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.