



**Address:** [2315 WATERCREST DR](#)  
**City:** KELLER  
**Georeference:** 32942C-C-19  
**Subdivision:** PRESERVE AT HIDDEN LAKES, THE  
**Neighborhood Code:** 3K370A

**Latitude:** 32.9238456825  
**Longitude:** -97.1968840658  
**TAD Map:** 2090-456  
**MAPSCO:** TAR-024Q



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

## PROPERTY DATA

**Legal Description:** PRESERVE AT HIDDEN LAKES,  
THE Block C Lot 19

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07240074

**Site Name:** PRESERVE AT HIDDEN LAKES, THE-C-19

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,283

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,035

**Land Acres<sup>\*</sup>:** 0.1615

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

FRANCO REYNE  
PHAN-FRANCO HONG LOAN

**Primary Owner Address:**

2315 WATERCREST DR  
KELLER, TX 76248

**Deed Date:** 10/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221326689](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCO LOAN P;FRANCO REYNE	5/30/2002	00157290000374	0015729	0000374
ENGLE HOMES TEXAS INC	6/14/1999	00139580000382	0013958	0000382
ENGLE HOMES TEXAS INC	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	\$440,142	\$68,638	\$508,780	\$454,211
2023	\$422,548	\$100,000	\$522,548	\$412,919
2022	\$345,341	\$80,000	\$425,341	\$375,381
2021	\$261,255	\$80,000	\$341,255	\$341,255
2020	\$262,496	\$80,000	\$342,496	\$342,496

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.