

## LOCATION

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**Address:** [1609 TIMBER RIDGE LN](#)  
**City:** KELLER  
**Georeference:** 30949-1-1  
**Subdivision:** OAKWOOD ESTATES  
**Neighborhood Code:** 3W030E

**Latitude:** 32.9728671144  
**Longitude:** -97.2036755461  
**TAD Map:** 2090-472  
**MAPSCO:** TAR-010U



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** OAKWOOD ESTATES Block 1  
Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05666066

**Site Name:** OAKWOOD ESTATES-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,088

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 42,688

**Land Acres<sup>\*</sup>:** 0.9800

**Pool:** Y

<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

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**Current Owner:**

BENDER CRAIG ALEXANDER  
KIM HYOSHIN

**Primary Owner Address:**

1609 TIMBER RIDGE LN  
KELLER, TX 76262

**Deed Date:** 1/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222018694](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OFFERPAD (SPVBORROWER1) LLC	5/14/2021	<a href="#">D221142290</a>		
MERLE ALEXANDER L;MERLE KATHARINE B	9/13/2016	<a href="#">D216214691</a>		
STURGIS JAMES III;STURGIS KIM	11/30/2007	<a href="#">D207429711</a>	0000000	0000000
RITENOUR ERIC B;RITENOUR JANICE R	1/25/2002	00154630000165	0015463	0000165
MANCHESTER CUSTOM HOMES INC	12/5/2000	00146420000237	0014642	0000237
PAYNE BETH;PAYNE MARK A	4/21/1999	00137990000371	0013799	0000371
TIMBER RIDGE LAND CO	6/23/1987	00089910001673	0008991	0001673
SHARPLESS C W;SHARPLESS MARY A	1/1/1984	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$1,143,305	\$392,000	\$1,535,305	\$1,265,000
2023	\$758,000	\$392,000	\$1,150,000	\$1,150,000
2022	\$830,947	\$196,000	\$1,026,947	\$1,026,947
2021	\$618,582	\$196,000	\$814,582	\$753,500
2020	\$489,000	\$196,000	\$685,000	\$685,000

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.