

LOCATION

Address: [1315 BRIAR RIDGE DR](#)

City: KELLER

Georeference: 21025C-E-8

Subdivision: IDLEWOOD ESTATES/HIDDEN LAKES

Neighborhood Code: 3K380J

Latitude: 32.9120722066

Longitude: -97.2083983123

TAD Map: 2084-452

MAPSCO: TAR-024X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: IDLEWOOD ESTATES/HIDDEN LAKES Block E Lot 8

Jurisdictions:

CITY OF KELLER (013)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07235119

Site Name: IDLEWOOD ESTATES/HIDDEN LAKES-E-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,404

Percent Complete: 100%

Land Sqft^{*}: 23,042

Land Acres^{*}: 0.5289

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:

BATSEL MICHAEL JR

BATSEL DENISE

Primary Owner Address:

1315 BRIAR RIDGE DR

KELLER, TX 76248-8376

Deed Date: 4/29/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205124908](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WRH TEXAS LP	10/31/2002	00161610000082	0016161	0000082
SOVEREIGN TEXAS HOMES LTD	3/14/2000	00142570000469	0014257	0000469
RCS/IDLEWOOD LP	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	\$507,792	\$146,084	\$653,876	\$649,770
2023	\$608,306	\$146,084	\$754,390	\$590,700
2022	\$390,871	\$146,129	\$537,000	\$537,000
2021	\$415,668	\$150,000	\$565,668	\$550,000
2020	\$350,000	\$150,000	\$500,000	\$500,000

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.