

LOCATION

Address: [1313 BRIAR RIDGE DR](#)

City: KELLER

Georeference: 21025C-E-9

Subdivision: IDLEWOOD ESTATES/HIDDEN LAKES

Neighborhood Code: 3K380J

Latitude: 32.9120408198

Longitude: -97.2080615441

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 9

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: 07235127

Site Name: IDLEWOOD ESTATES/HIDDEN LAKES-E-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,565

Percent Complete: 100%

Land Sqft^{*}: 22,452

Land Acres^{*}: 0.5154

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:

SUMMONS CHRISTOPHER N

Primary Owner Address:

1313 BRIAR RIDGE DR
KELLER, TX 76248-8376

Deed Date: 3/30/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205095017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WRH TEXAS LP	10/31/2002	00161610000082	0016161	0000082
SOVEREIGN TEXAS HOMES LTD	7/17/2002	00158390000306	0015839	0000306
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	\$650,694	\$144,904	\$795,598	\$795,598
2023	\$773,191	\$144,904	\$918,095	\$775,105
2022	\$559,823	\$144,818	\$704,641	\$704,641
2021	\$525,839	\$150,000	\$675,839	\$675,839
2020	\$483,363	\$150,000	\$633,363	\$633,363

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.