



## LOCATION

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**Address:** [2316 WATERCREST DR](#)

**City:** KELLER

**Georeference:** 32942C-A-18

**Subdivision:** PRESERVE AT HIDDEN LAKES, THE

**Neighborhood Code:** 3K370A

**Latitude:** 32.9233219244

**Longitude:** -97.1971294167

**TAD Map:** 2090-456

**MAPSCO:** TAR-024U



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:** PRESERVE AT HIDDEN LAKES,  
THE Block A Lot 18

**Jurisdictions:**

CITY OF KELLER (013)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07237898

**Site Name:** PRESERVE AT HIDDEN LAKES, THE-A-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,514

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,329

**Land Acres<sup>\*</sup>:** 0.1452

**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

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**Current Owner:**

QUANCE STEVE L

QUANCE MADELYN D

**Primary Owner Address:**

2316 WATERCREST DR

KELLER, TX 76248-8343

**Deed Date:** 8/19/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205253960](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUMPHY ELIZABETH;DUMPHY JOHN J	9/15/2000	00145850000394	0014585	0000394
MARSHALL FAMILY TRUST	7/25/2000	00144670000187	0014467	0000187
STANDARD PACIFIC OF TEXAS INC	6/18/1999	00139580000383	0013958	0000383
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$459,311	\$92,628	\$551,939	\$521,602
2023	\$440,888	\$150,000	\$590,888	\$474,184
2022	\$359,996	\$120,000	\$479,996	\$431,076
2021	\$271,887	\$120,000	\$391,887	\$391,887
2020	\$273,190	\$120,000	\$393,190	\$393,190

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.