



## LOCATION

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**Address:** [2306 WATERCREST DR](#)

**City:** KELLER

**Georeference:** 32942C-A-23

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

**Neighborhood Code:** 3K370A

**Latitude:** 32.9239138786

**Longitude:** -97.1977985846

**TAD Map:** 2090-456

**MAPSCO:** TAR-024Q



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 23

**Jurisdictions:**

CITY OF KELLER (013)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07237944

**Site Name:** PRESERVE AT HIDDEN LAKES, THE-A-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,051

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,577

**Land Acres<sup>\*</sup>:** 0.1969

**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:**

BENJAMIN NG LIVING TRUST AND YI HUI HSU LIVING TRUST

**Primary Owner Address:**

2306 WATERCREST DR  
KELLER, TX 76248

**Deed Date:** 9/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221303760](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSU YI-HUI;NG BENJAMIN W	5/24/2018	<a href="#">D218113784</a>		
SALHUS DAN;SALHUS MAUREEN	12/31/2015	<a href="#">D216001706</a>		
LUND HOLLY;LUND JEFFREY	8/14/2009	<a href="#">D209221323</a>	0000000	0000000
CHASE LORI G;CHASE PATRICK K	11/18/1999	00141500000243	0014150	0000243
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	\$563,460	\$125,523	\$688,983	\$625,570
2023	\$565,000	\$150,000	\$715,000	\$568,700
2022	\$500,367	\$120,000	\$620,367	\$517,000
2021	\$350,000	\$120,000	\$470,000	\$470,000
2020	\$359,900	\$120,000	\$479,900	\$479,900

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.