

## LOCATION

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**Address:** [2500 MALLARD CT](#)

**City:** KELLER

**Georeference:** 32942C-B-14

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

**Neighborhood Code:** 3K370A

**Latitude:** 32.9244630979

**Longitude:** -97.1965079658

**TAD Map:** 2090-456

**MAPSCO:** TAR-024R



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 B Lot 14

**Jurisdictions:**

CITY OF KELLER (013)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07238606

**Site Name:** PRESERVE AT HIDDEN LAKES, THE-B-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,080

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,627

**Land Acres<sup>\*</sup>:** 0.2210

**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:**

KRAINIK CHANCE

KRAINIK KATHERINE

**Primary Owner Address:**

2500 MALLARD CT

KELLER, TX 76248

**Deed Date:** 11/16/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216269704](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAU MELISSA	8/9/2013	<a href="#">D213213990</a>	0000000	0000000
FRADO WILLIAM F	10/10/2003	<a href="#">D203410927</a>	0000000	0000000
STANDARD PACIFIC OF TX LP	1/2/1998	000000000000000	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	\$483,130	\$93,925	\$577,055	\$540,305
2023	\$519,852	\$100,000	\$619,852	\$491,186
2022	\$432,651	\$80,000	\$512,651	\$446,533
2021	\$325,939	\$80,000	\$405,939	\$405,939
2020	\$327,479	\$80,000	\$407,479	\$407,479

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.