



LOCATION

Address: [806 SANDY TR](#)

City: KELLER

Georeference: 33957J-E-26

Subdivision: RETREAT AT HIDDEN LAKES, THE

Neighborhood Code: 3K380G

Latitude: 32.9185900363

Longitude: -97.1917838317

TAD Map: 2090-452

MAPSCO: TAR-024V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RETREAT AT HIDDEN LAKES,
THE Block E Lot 26

Jurisdictions:

CITY OF KELLER (013)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40229815

Site Name: RETREAT AT HIDDEN LAKES, THE-E-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,419

Percent Complete: 100%

Land Sqft^{*}: 9,113

Land Acres^{*}: 0.2092

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CHUNN BRIAN

CHUNN VICKI L

Primary Owner Address:

806 SANDY TR

KELLER, TX 76248-8476

Deed Date: 11/3/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209299031](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOWLER ARVIL L;FOWLER REBECCA	2/24/2005	D205055486	0000000	0000000
SANDERS CUSTOM BUILDER LTD	12/19/2003	D203470486	0000000	0000000
CL TEXAS LP	3/14/2003	D203221140	0000000	0000000
CL REALTY LLC	3/5/2003	D203221139	0000000	0000000
LUMBERMANS INVESTMENT CORP	1/1/2003	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$669,141	\$88,910	\$758,051	\$758,051
2023	\$740,808	\$88,910	\$829,718	\$728,658
2022	\$573,506	\$88,910	\$662,416	\$662,416
2021	\$522,243	\$115,000	\$637,243	\$637,243
2020	\$467,464	\$115,000	\$582,464	\$582,464

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.