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**Address:** [1201 KYNETTE DR](#)  
**City:** EULESS  
**Georeference:** 2100-3-6  
**Subdivision:** BELL RANCH TERRACE ADDITION  
**Neighborhood Code:** 3B0401

**Latitude:** 32.8345717232  
**Longitude:** -97.1021089193  
**TAD Map:** 2120-424  
**MAPSCO:** TAR-055K



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

## PROPERTY DATA

**Legal Description:** BELL RANCH TERRACE  
ADDITION Block 3 Lot 6

**Jurisdictions:**

- CITY OF EULESS (025)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- HURST-EULESS-BEDFORD ISD (916)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** 00173312

**Site Name:** BELL RANCH TERRACE ADDITION-3-6

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 10,687

**Land Acres<sup>\*</sup>:** 0.2453

**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



**Current Owner:**

BLAKEY KIMBERLY MASON MCGUFFI

**Primary Owner Address:**

1004 LARK HAVEN LN  
KELLER, TX 76248-5255

**Deed Date:** 4/30/1991

**Deed Volume:** 0010253

**Deed Page:** 0000091

**Instrument:** 00102530000091

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASON JUANITA EST	7/11/1977	00000000000000	0000000	0000000
MASON PAUL	12/31/1900	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	\$0	\$70,000	\$70,000	\$54,000
2023	\$0	\$45,000	\$45,000	\$45,000
2022	\$0	\$45,000	\$45,000	\$45,000
2021	\$0	\$45,000	\$45,000	\$45,000
2020	\$0	\$45,000	\$45,000	\$45,000

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

There are no exemptions for this property

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.