

Account Number: 03552772



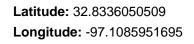
Address: 1604 KYNETTE DR

City: EULESS

Georeference: 47180-3-9R

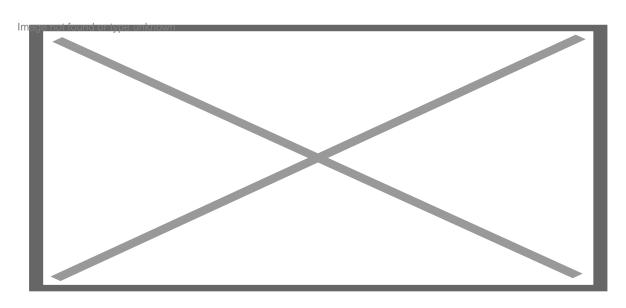
Subdivision: WILSHIRE VILLAGE ADDITION

Neighborhood Code: M3M02C



**TAD Map:** 2120-424 **MAPSCO:** TAR-055J





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

## PROPERTY DATA

Legal Description: WILSHIRE VILLAGE ADDITION Block 3 Lot 9R E1-PORTION WITH EXEMPTION

(50% LAND & IMP VALUE)

Jurisdictions: Site Number: 03552772

CITY OF EULESS (025)
TARRANT COUNTY (220)

Site Name: WILSHIRE VILLAGE ADDITION 3 9R (50% LAND & IMP VALUE)

TARRANT COUNTY HOSPI PILE (224): B - Residential - Multifamily

TARRANT COUNTY COLLE**CT (2)**25)2

HURST-EULESS-BEDFORDApp of Mindrate Size +++: 2,366
State Code: B Percent Complete: 100%

Year Built: 1964 Land Sqft\*: 9,850
Personal Property Account: Land Acres\*: 0.2261

Agent: None Pool: N

**Protest Deadline Date:** 

5/15/2025

+++ Rounded.

03-17-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

Current Owner:
SEBASTIAN PETER M
Primary Owner Address:
1604 KYNETTE DR
EULESS, TX 76040-4079

Deed Date: 8/1/2019
Deed Volume:
Deed Page:

Instrument: D205284711

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEBASTIAN PETER M	9/8/2005	D205284711	0000000	0000000
SEBASTIAN CYLDE;SEBASTIAN ETAL	2/28/2005	D205060112	0000000	0000000
MILNER ELBERT C	12/7/2001	00153220000006	0015322	0000006
NORTH PATRICIA W	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*
2025	\$0	\$0	\$0	\$0
2024	\$86,225	\$22,500	\$108,725	\$108,725
2023	\$87,995	\$22,500	\$110,495	\$105,481
2022	\$73,392	\$22,500	\$95,892	\$95,892
2021	\$74,841	\$22,500	\$97,341	\$90,342
2020	\$78,000	\$22,500	\$100,500	\$82,129

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

03-17-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.