



**Address:** [440 N LITTLE SCHOOL RD](#)  
**City:** KENNEDALE  
**Georeference:** A 980-4A01A  
**Subdivision:** LILLY, J M SURVEY  
**Neighborhood Code:** 1L100S

**Latitude:** 32.6459329645  
**Longitude:** -97.2079864567  
**TAD Map:** 2084-356  
**MAPSCO:** TAR-108B



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

**PROPERTY DATA**

**Legal Description:** LILLY, J M SURVEY Abstract  
980 Tract 4A1A & A 985 TR 1A

**Jurisdictions:**  
CITY OF KENNEDALE (014)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNEDEALE ISD (914)

**State Code:** A  
**Year Built:** 1945  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 04013360  
**Site Name:** LILLY, J M SURVEY-4A01A-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,121  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 24,829  
**Land Acres<sup>\*</sup>:** 0.5700  
**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:**  
TRAN ANDREW

**Primary Owner Address:**  
4209 BROADWAY # 401  
HALTOM CITY, TX 76117

**Deed Date:** 4/28/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214172489](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN LIEN	8/3/1994	00116870002257	0011687	0002257
NELSON C R	12/31/1900	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	\$57,922	\$37,050	\$94,972	\$74,536
2023	\$84,873	\$37,050	\$121,923	\$67,760
2022	\$47,283	\$31,350	\$78,633	\$61,600
2021	\$27,500	\$28,500	\$56,000	\$56,000
2020	\$27,500	\$28,500	\$56,000	\$56,000

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

- 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.