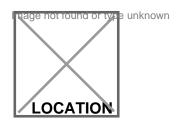


Account Number: 04013360



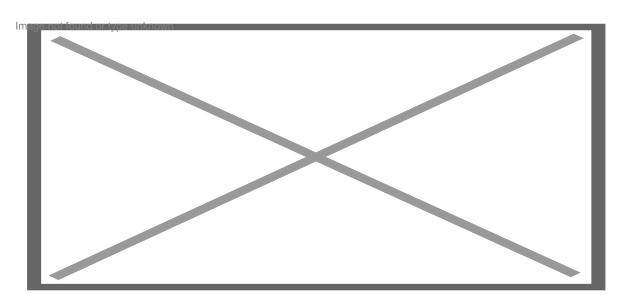
Address: 440 N LITTLE SCHOOL RD

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)

KENNEDALE 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 +++: 2,121
Percent Complete: 100%

Land Sqft*: 24,829 Land Acres*: 0.5700

Pool: N

+++ Rounded.

OWNER INFORMATION

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



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	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	\$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.

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.

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