Address: <u>5840 EDEN RD E</u>

City: KENNEDALE

Georeference: A1361-9A01

Subdivision: RUSSELL, JESSE SURVEY **Neighborhood Code:** Utility General

Latitude: 32.6331497866 **Longitude:** -97.1998602495

TAD Map: 2090-348 **MAPSCO:** TAR-108L





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

PROPERTY DATA

Legal Description: RUSSELL, JESSE SURVEY

Abstract 1361 Tract 9A01

Jurisdictions: Site Number: 80880384
CITY OF KENNEDALE (014)

TARRANT COUNTY (220)

Site Name: ONCOR TRANSMISSION LAND: FOREST HL-CEDAR HL

Land Acres*: 0.2600

TARRANT COUNTY HOSPITAL (224) Class: UtilityElec - Utility-Electric

TARRANT COUNTY COLLEGE (229 rcels: 12

KENNEDALE ISD (914)

State Code: J3

Primary Building Name:

Primary Building Type:

Presonal Property Account: N/A

Agent: K E ANDREWS & COMPAN POR TO Complete: 0%

Protest Deadline Date: 5/15/2025

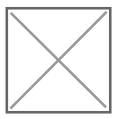
Land Sqft*: 11,325

This represents one of a hierarchy of Pool: N

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

+++ Rounded.

03-15-2025 Page 1



OWNER INFORMATION

Current Owner: ONCOR ELECTRIC DELIVERY CO LLC

Primary Owner Address:

PO BOX 139100 **DALLAS, TX 75313** **Deed Date: 1/17/2002** Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TXU ELECTRIC DELIVERY CO	12/14/2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	5/9/2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	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	\$0	\$1,105	\$1,105	\$1,105
2023	\$0	\$1,105	\$1,105	\$1,105
2022	\$0	\$1,105	\$1,105	\$1,105
2021	\$0	\$1,300	\$1,300	\$1,300
2020	\$0	\$1,300	\$1,300	\$1,300

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

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.

03-15-2025 Page 2

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