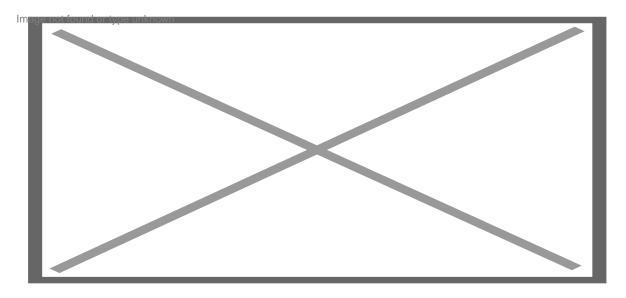


# Tarrant Appraisal District Property Information | PDF Account Number: 06450512

## Address: 5900 EDEN RD E

City: KENNEDALE Georeference: A1361-9A05 Subdivision: RUSSELL, JESSE SURVEY Neighborhood Code: 1L100S Latitude: 32.6328718642 Longitude: -97.2000585466 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 9A05

### Jurisdictions:

CITY OF KENNEDALE (014) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KENNEDALE ISD (914)

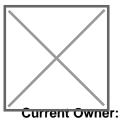
## State Code: A

Year Built: 0 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06450512 Site Name: RUSSELL, JESSE SURVEY-9A05 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 576 Percent Complete: 100% Land Sqft<sup>\*</sup>: 46,565 Land Acres<sup>\*</sup>: 1.0690 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

Current Owner: MOLINA WINSTON

**Primary Owner Address:** 5900 EDEN RD E KENNEDALE, TX 76060 Deed Date: 12/19/2022 Deed Volume: Deed Page: Instrument: D222297258

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNAPP SANDRA	7/29/2013	D213223399	000000	0000000
SMITH JAMES P	4/18/1997	00127410000020	0012741	0000020
RUSH THOMAS	8/20/1990	00100210001187	0010021	0001187

## 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	\$25,171	\$69,485	\$94,656	\$94,656
2023	\$35,769	\$69,485	\$105,254	\$105,254
2022	\$20,988	\$58,795	\$79,783	\$79,783
2021	\$19,128	\$48,105	\$67,233	\$67,233
2020	\$26,779	\$48,105	\$74,884	\$74,884

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.