

Account Number: 07317115

LOCATION

Address: 900 SHADY BEND DR

City: KENNEDALE

Georeference: 37949J-1-25

Subdivision: SHADY CREEK EAST ADDITION

Neighborhood Code: 1L100E

Latitude: 32.6530384905 **Longitude:** -97.2028548867

TAD Map: 2090-356 **MAPSCO:** TAR-094Y





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

PROPERTY DATA

Legal Description: SHADY CREEK EAST

ADDITION Block 1 Lot 25

Jurisdictions:

CITY OF KENNEDALE (014) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KENNEDALE ISD (914)

State Code: A Year Built: 2003

Personal Property Account: N/A

Agent: None +++ Rounded.

Site Number: 07317115

Site Name: SHADY CREEK EAST ADDITION-1-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,943
Percent Complete: 100%

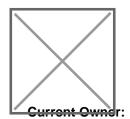
Land Sqft*: 28,309 Land Acres*: 0.6498

Pool: Y

OWNER INFORMATION

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



FLEMING NELSON FAMILY LIVING TRUST

Primary Owner Address: 900 SHADY BEND DR KENNEDALE, TX 76060

Deed Date: 9/23/2020

Deed Volume: Deed Page:

Instrument: D220249234

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------------|------------|----------------|-------------|-----------|
| FLEMING BARBARA R;NELSON JAMES D | 11/12/2008 | D208428000 | 0000000 | 0000000 |
| RUSSELL MARY CATHERINE | 1/12/2006 | D206025652 | 0000000 | 0000000 |
| RUSSELL MARY C;RUSSELL MICHAEL S | 11/10/2003 | D203424832 | 0000000 | 0000000 |
| ED FRENCH HOMES LLC | 7/15/2003 | D203262903 | 0016957 | 0000083 |
| JENNINGS DEBRA SMITH;JENNINGS GARY W | 3/27/2002 | 00155910000138 | 0015591 | 0000138 |
| FOUR OAKS LLC | 1/1/1999 | 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 | \$562,726 | \$94,193 | \$656,919 | \$614,578 |
| 2023 | \$500,521 | \$74,193 | \$574,714 | \$558,707 |
| 2022 | \$446,288 | \$74,066 | \$520,354 | \$507,915 |
| 2021 | \$364,256 | \$97,485 | \$461,741 | \$461,741 |
| 2020 | \$365,881 | \$97,485 | \$463,366 | \$463,366 |

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.