



**Address:** [818 SHADY BEND DR](#)  
**City:** KENNEDALE  
**Georeference:** 37949J-1-27  
**Subdivision:** SHADY CREEK EAST ADDITION  
**Neighborhood Code:** 1L100E

**Latitude:** 32.6524374969  
**Longitude:** -97.2028440778  
**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 27

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** 07317131

**Site Name:** SHADY CREEK EAST ADDITION-1-27

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,587

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 27,064

**Land Acres<sup>\*</sup>:** 0.6213

**Pool:** Y

<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:**

WINTERS TYME  
RODIUS NICHOLAS

**Primary Owner Address:**

818 SHADY BEND DR  
KENNE DALE, TX 76060-5478

**Deed Date:** 8/11/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221233065](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHIN CHIOU-CHIH;CHIN YU	7/20/2006	<a href="#">D206225754</a>	0000000	0000000
WOOD WENDY L	6/26/2003	00168710000077	0016871	0000077
KIDWELL DON	9/3/2002	00159830000116	0015983	0000116
BETHANY HOMES INC	4/25/2002	00156490000405	0015649	0000405
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$614,525	\$91,392	\$705,917	\$664,013
2023	\$540,330	\$71,392	\$611,722	\$603,648
2022	\$477,505	\$71,266	\$548,771	\$548,771
2021	\$379,725	\$93,195	\$472,920	\$472,920
2020	\$381,433	\$93,195	\$474,628	\$474,628

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.