

# Tarrant Appraisal District Property Information | PDF Account Number: 07317220

### Address: 802 SHADY BEND DR

City: KENNEDALE Georeference: 37949J-1-35 Subdivision: SHADY CREEK EAST ADDITION Neighborhood Code: 1L100E Latitude: 32.64992851 Longitude: -97.2028531167 TAD Map: 2090-356 MAPSCO: TAR-108C





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

## **PROPERTY DATA**

### Legal Description: SHADY CREEK EAST ADDITION Block 1 Lot 35

#### Jurisdictions:

CITY OF KENNEDALE (014) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KENNEDALE ISD (914) State Code: A

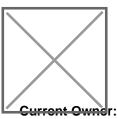
#### Veer Built. 20

Year Built: 2004 Personal Property Account: N/A Agent: None Site Number: 07317220 Site Name: SHADY CREEK EAST ADDITION-1-35 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,081 Percent Complete: 100% Land Sqft<sup>\*</sup>: 42,048 Land Acres<sup>\*</sup>: 0.9652 Pool: N

+++ Rounded.

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

## **OWNER INFORMATION**



FERNANDEZ ANTHONY DENARIO II LLOYD KIERRA DANIELLE

Primary Owner Address: 802 SHADY BEND RD KENNEDALE, TX 76060 Deed Date: 1/29/2021 Deed Volume: Deed Page: Instrument: D221028663

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGAUGHEY ANTHONY SR	12/26/2017	D220322592		
MCGAUGHEY DEBORAH	11/19/2004	D204373236	000000	0000000
INTRIGUE ENTERPRISES INC	4/8/2002	00156080000256	0015608	0000256
FOUR OAKS LLC	1/1/1999	000000000000000000000000000000000000000	000000	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	\$517,083	\$125,106	\$642,189	\$491,697
2023	\$451,871	\$105,106	\$556,977	\$446,997
2022	\$301,141	\$105,220	\$406,361	\$406,361
2021	\$260,205	\$144,795	\$405,000	\$405,000
2020	\$321,020	\$144,795	\$465,815	\$465,815

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.