

Property Information | PDF

Account Number: 42146974

Address: 413 CAYMUS ST

City: KENNEDALE

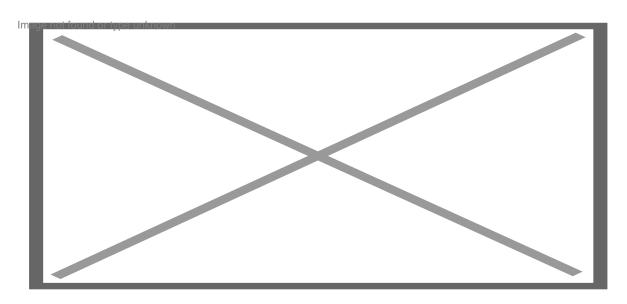
LOCATION

Georeference: 44728-8-18
Subdivision: THE VINEYARD
Neighborhood Code: 1L110D

Latitude: 32.6399484689 **Longitude:** -97.2042052155

TAD Map: 2090-352 **MAPSCO:** TAR-108G





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

PROPERTY DATA

Legal Description: THE VINEYARD Block 8 Lot 18

Jurisdictions:

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

KENNEDALE ISD (914)

State Code: A Year Built: 2018

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 800011768

Site Name: THE VINEYARD 8 18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,476
Percent Complete: 100%

Land Sqft*: 9,600 Land Acres*: 0.2200

Pool: N

+++ Rounded.

OWNER INFORMATION

03-20-2025 Page 1

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



NGUYEN JOSEPH NGUYEN JAMES P

Primary Owner Address:

413 CAYMUS ST

KENNEDALE, TX 76060

Deed Date: 7/21/2023

Deed Volume: Deed Page:

Instrument: <u>D223129903</u>

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------------------------------|-----------|------------|----------------|--------------|
| CALLAGON LA PLANTE ERIKA BLANCA;LA PLANTE TYLER JAMES | 3/6/2020 | D220054876 | | |
| MENDEZ DAALESA L;MENDEZ MARCUS HENRY | 7/30/2018 | D218169446 | | |

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 | \$440,000 | \$75,000 | \$515,000 | \$515,000 |
| 2023 | \$447,562 | \$80,000 | \$527,562 | \$450,757 |
| 2022 | \$399,878 | \$80,000 | \$479,878 | \$409,779 |
| 2021 | \$292,526 | \$80,000 | \$372,526 | \$372,526 |
| 2020 | \$292,526 | \$80,000 | \$372,526 | \$372,526 |

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.

03-20-2025 Page 2

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