



LOCATION

Address: [4246 SHORE FRONT CT](#)
City: TARRANT COUNTY
Georeference: 25370-1-A6R1
Subdivision: MEACHAM-BRANTS ADDITION
Neighborhood Code: 2A200C

Latitude: 32.8750138762
Longitude: -97.4532040748
TAD Map: 2012-436
MAPSCO: TAR-031Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEACHAM-BRANTS ADDITION
Block 1 Lot A6R1

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1970

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01680757

Site Name: MEACHAM-BRANTS ADDITION-1-A6R1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,947

Percent Complete: 100%

Land Sqft^{*}: 49,263

Land Acres^{*}: 1.1309

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KKDK PROPERTY LLC

Primary Owner Address:

PO BOX 471399
FORT WORTH, TX 76147

Deed Date: 5/7/2020

Deed Volume:

Deed Page:

Instrument: [D221005023](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUYMON KATHY O;MELCH KITTY O;O'GRADY MICHAEL D;REEVES KIM O	5/7/2020	D220111089		
EMILY K O'GRADY QUALIFIED LAKE RESIDENCE TRUST;GUYMON KATHY O;MELCH KITTY O;O'GRADY MICHAEL D;REEVES KIM O	5/7/2020	D220111088		
O'GRADY EMILY TRS;O'GRADY WM D	12/28/1998	00136790000283	0013679	0000283
O'GRADY WILLIAM D	12/31/1900	00077560002126	0007756	0002126
SMITH CHARLES B	12/30/1900	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	\$247,211	\$402,789	\$650,000	\$650,000
2023	\$247,211	\$402,789	\$650,000	\$650,000
2022	\$231,524	\$368,476	\$600,000	\$600,000
2021	\$121,324	\$368,476	\$489,800	\$489,800
2020	\$121,324	\$368,476	\$489,800	\$489,800

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.