



LOCATION

Address: [313 3RD ST](#)

City: KENNEDALE

Georeference: 22455-27-4R

Subdivision: KENNEDALE, CITY OF ADDITION

Neighborhood Code: M1M01K

Latitude: 32.6468868656

Longitude: -97.2254637241

TAD Map: 2084-356

MAPSCO: TAR-107D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KENNEDALE, CITY OF
ADDITION Block 27 Lot 4R

Jurisdictions:

CITY OF KENNEDALE (014)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KENNEDALE ISD (914)

State Code: B

Year Built: 1985

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05832209

Site Name: KENNEDALE, CITY OF ADDITION-27-4R

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 3,564

Percent Complete: 100%

Land Sqft^{*}: 12,247

Land Acres^{*}: 0.2811

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:

NAZARIAN TRUST THE

Primary Owner Address:

1029 MAYBROOK DR
BEVERLY HILLS, CA 90210

Deed Date: 11/12/2014

Deed Volume:

Deed Page:

Instrument: [D214260742](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAZARIAN ALAN;NAZARIAN KALANIT	2/14/2014	D214034817	0000000	0000000
PRENTISS JAMES K	10/6/2005	D205295966	0000000	0000000
COYER SHIRLEY;COYER WAYNE	4/20/1990	00099070002032	0009907	0002032
MBANK	12/6/1988	00094540001447	0009454	0001447
BRYANT WATKINS & DAY	2/5/1987	00090460000537	0009046	0000537
BRYANT CONSTRUCTION CO	2/4/1987	00088360000861	0008836	0000861
BRYANT WATKINS & DAY	1/1/1985	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	\$410,931	\$24,494	\$435,425	\$435,425
2023	\$414,299	\$24,494	\$438,793	\$438,793
2022	\$306,858	\$24,494	\$331,352	\$331,352
2021	\$309,333	\$24,494	\$333,827	\$333,827
2020	\$263,304	\$24,494	\$287,798	\$287,798

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.