



LOCATION

Address: [1413 KYNETTE DR](#)

City: EULESS

Georeference: 2100-9-4R

Subdivision: BELL RANCH TERRACE ADDITION

Neighborhood Code: A3M020C

Latitude: 32.8340721434

Longitude: -97.1059365685

TAD Map: 2120-424

MAPSCO: TAR-055J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELL RANCH TERRACE
ADDITION Block 9 Lot 4R

Jurisdictions:

CITY OF EULESS (025)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 1991

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06002803

Site Name: BELL RANCH TERRACE ADDITION-9-4R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,190

Percent Complete: 100%

Land Sqft^{*}: 5,875

Land Acres^{*}: 0.1348

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:

RIVEROS HUMBERTO

RIVEROS BEATRIZ

Primary Owner Address:

1413 KYNETTE DR

EULESS, TX 76040-4139

Deed Date: 1/24/1992

Deed Volume: 0010517

Deed Page: 0000180

Instrument: 00105170000180

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROOKS BUILDERS INC	1/1/1986	000000000000000	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	\$198,792	\$22,500	\$221,292	\$211,273
2023	\$200,345	\$22,500	\$222,845	\$192,066
2022	\$169,442	\$22,500	\$191,942	\$174,605
2021	\$153,134	\$22,500	\$175,634	\$158,732
2020	\$164,123	\$22,500	\$186,623	\$144,302

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.