

Tarrant Appraisal District Property Information | PDF Account Number: 06329241

LOCATION

Address: 359 BALCONES DR

City: FORT WORTH Georeference: 38600H-1-2 Subdivision: SILVER RIDGE ADDITION Neighborhood Code: 2W300S

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

PROPERTY DATA

Legal Description: SILVER RIDGE ADDITION Block 1 Lot 2 Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) WHITE SETTLEMENT ISD (920) State Code: A Year Built: 1999 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Latitude: 32.7603882321 Longitude: -97.5121966147 TAD Map: 1994-396 MAPSCO: TAR-058W



Site Number: 06329241 Site Name: SILVER RIDGE ADDITION-1-2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,722 Percent Complete: 100% Land Sqft^{*}: 13,513 Land Acres^{*}: 0.3102 Pool: N

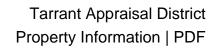
+++ Rounded.

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

OWNER INFORMATION

Current Owner: KINNAIRD BRIAN KINNAIRD M NONIQUE

Primary Owner Address: 359 BALCONES DR FORT WORTH, TX 76108-4721 Deed Date: 9/24/1999 Deed Volume: 0014028 Deed Page: 0000226 Instrument: 00140280000226





Previous Owners	Date	Instrument	Deed Volume	Deed Page
LATHAM PAUL	3/30/1999	00137460000299	0013746	0000299
BRAZOS VALLEY HOMES	2/5/1999	00136710000229	0013671	0000229
LYEMANN PROP INC	2/26/1991	00102560000898	0010256	0000898
SILVER RIDGE JV	1/1/1988	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	\$247,974	\$62,026	\$310,000	\$255,552
2023	\$247,857	\$62,026	\$309,883	\$232,320
2022	\$210,439	\$62,027	\$272,466	\$211,200
2021	\$147,000	\$45,000	\$192,000	\$192,000
2020	\$147,000	\$45,000	\$192,000	\$192,000

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.