



## LOCATION

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**Address:** [359 BALCONES DR](#)  
**City:** FORT WORTH  
**Georeference:** 38600H-1-2  
**Subdivision:** SILVER RIDGE ADDITION  
**Neighborhood Code:** 2W300S

**Latitude:** 32.7603882321  
**Longitude:** -97.5121966147  
**TAD Map:** 1994-396  
**MAPSCO:** TAR-058W



Google Map or type unknown

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

## PROPERTY DATA

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**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

**Site Number:** 06329241

**Site Name:** SILVER RIDGE ADDITION-1-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,722

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,513

**Land Acres<sup>\*</sup>:** 0.3102

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**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	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 <sup>+</sup>
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.