

# Tarrant Appraisal District Property Information | PDF Account Number: 06692915

# LOCATION

### Address: 1251 STONEHILL CT

City: KENNEDALE Georeference: 40285H-2-31 Subdivision: STEEPLECHASE ESTATES ADDITION Neighborhood Code: 1L110A Latitude: 32.64419864 Longitude: -97.1957962126 TAD Map: 2090-352 MAPSCO: TAR-108C



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

### PROPERTY DATA

Legal Description: STEEPLECHASE ESTATESADDITION Block 2 Lot 31Jurisdictions:<br/>CITY OF KENNEDALE (014)<br/>TARRANT COUNTY (220)<br/>TARRANT COUNTY HOSPITAL (224)<br/>TARRANT COUNTY COLLEGE (225)<br/>KENNEDALE ISD (914)State Code: A<br/>Year Built: 1995Personal Property Account: N/AAgent: None<br/>Protest Deadline Date: 5/15/2025

Site Number: 06692915 Site Name: STEEPLECHASE ESTATES ADDITION-2-31 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,299 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,452 Land Acres<sup>\*</sup>: 0.2170 Pool: N

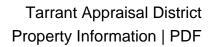
#### +++ Rounded.

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

### **OWNER INFORMATION**

Current Owner: SALLOUM MAHMOUD HOBALLAH TAGHRID

**Primary Owner Address:** 1251 STONEHILL CT KENNEDALE, TX 76060 Deed Date: 6/9/2021 Deed Volume: Deed Page: Instrument: D221166354





Previous Owners	Date	Instrument	Deed Volume	Deed Page
WRIGHT SUSAN M	11/23/2020	D221132530		
WRIGHT DANNY;WRIGHT SUSAN M	3/29/2000	00142820000387	0014282	0000387
HAVARD CYNTHIA M;HAVARD HAROLD G	5/18/1995	00119730001482	0011973	0001482
CHOICE HOMES-TEXAS INC	2/23/1995	00118890001324	0011889	0001324
BOWERMAN ENTERPRISES INC	1/1/1994	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$278,720	\$75,000	\$353,720	\$353,720
2023	\$303,611	\$60,000	\$363,611	\$354,541
2022	\$262,310	\$60,000	\$322,310	\$322,310
2021	\$272,507	\$22,000	\$294,507	\$282,796
2020	\$235,087	\$22,000	\$257,087	\$257,087

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.