



## LOCATION

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**Address:** [1260 CROSS CREEK DR](#)

**City:** KENNEDALE

**Georeference:** 40285H-3-8

**Subdivision:** STEEPLECHASE ESTATES ADDITION

**Neighborhood Code:** 1L110A

**Latitude:** 32.6423052036

**Longitude:** -97.1949190239

**TAD Map:** 2090-352

**MAPSCO:** TAR-108H



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:** STEEPLECHASE ESTATES  
ADDITION Block 3 Lot 8

**Jurisdictions:**

CITY OF KENNEDALE (014)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KENNEDALE ISD (914)

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06881238

**Site Name:** STEEPLECHASE ESTATES ADDITION-3-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,824

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,541

**Land Acres<sup>\*</sup>:** 0.2420

**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:**

TEPLOW SALLY GESSLER

**Primary Owner Address:**

1260 CROSS CREEK DR  
KENNEDEALE, TX 76060-6038

**Deed Date:** 9/18/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212230377](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUTRER EDDIE;CUTRER STACEY	10/3/2002	00160350000203	0016035	0000203
DELLER ROBERT C	7/25/1997	00128590000314	0012859	0000314
CHOICE HOMES TEXAS INC	5/8/1997	00127670000337	0012767	0000337
BOWERMAN ENTERPRISES INC	1/1/1995	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	\$255,718	\$75,000	\$330,718	\$330,718
2023	\$278,434	\$60,000	\$338,434	\$316,603
2022	\$240,726	\$60,000	\$300,726	\$287,821
2021	\$250,028	\$22,000	\$272,028	\$261,655
2020	\$215,868	\$22,000	\$237,868	\$237,868

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.