



## LOCATION

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**Address:** [1255 ELMBROOK DR](#)  
**City:** KENNEDALE  
**Georeference:** 40285H-3-15  
**Subdivision:** STEEPLECHASE ESTATES ADDITION  
**Neighborhood Code:** 1L110A

**Latitude:** 32.6419733045  
**Longitude:** -97.1954983141  
**TAD Map:** 2090-352  
**MAPSCO:** TAR-108G



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 15

**Jurisdictions:**

CITY OF KENNEDALE (014)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNEDEALE ISD (914)

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06987192

**Site Name:** STEEPLECHASE ESTATES ADDITION-3-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,167

**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:**

KURIAN MANOJ

**Primary Owner Address:**

1255 ELMBROOK DR  
KENNEDEALE, TX 76060

**Deed Date:** 12/6/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224220138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POULOS VICKI LYNN	4/15/2024	<a href="#">D224165790</a>		
POULOS VICKI;POULOS WILLIAM B	12/5/2005	<a href="#">D205381631</a>	0000000	0000000
BENTON AMANDA S	4/22/2003	00166500000268	0016650	0000268
FUTRELL LAURA L;FUTRELL TODD	9/17/2001	00151560000023	0015156	0000023
FUTRELL L L ETAL;FUTRELL TODD	11/26/1997	00129950000363	0012995	0000363
CHOICE HOMES TEXAS INC	9/9/1997	00129070000156	0012907	0000156
BOWERMAN ENTERPRISES INC	1/1/1996	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	\$344,820	\$75,000	\$419,820	\$419,820
2023	\$375,546	\$60,000	\$435,546	\$416,453
2022	\$324,529	\$60,000	\$384,529	\$378,594
2021	\$337,105	\$22,000	\$359,105	\$344,176
2020	\$290,887	\$22,000	\$312,887	\$312,887

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

There are no exemptions for this property

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.