

## LOCATION

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**Address:** [903 SHADY CREEK DR](#)  
**City:** KENNEDALE  
**Georeference:** 37949J-1-2  
**Subdivision:** SHADY CREEK EAST ADDITION  
**Neighborhood Code:** 1L100E

**Latitude:** 32.6561927849  
**Longitude:** -97.2075211585  
**TAD Map:** 2090-360  
**MAPSCO:** TAR-094X



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:** SHADY CREEK EAST  
ADDITION Block 1 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07055145

**Site Name:** SHADY CREEK EAST ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,335

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,912

**Land Acres<sup>\*</sup>:** 0.5260

**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:**

MADISON BOZIE JR

MADISON VERA

**Primary Owner Address:**

903 SHADY CREEK DR  
KENNEDALE, TX 76060

**Deed Date:** 9/30/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216233478](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIP FINANCIAL SERV LLC	4/20/2016	<a href="#">D216082824</a>		
MUNN JOHN W	8/20/1999	00139740000216	0013974	0000216
STONEWOOD CORP	3/11/1999	00137230000391	0013723	0000391
GARY COOPER CUSTOM HOMES INC	1/1/1997	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	\$485,693	\$82,051	\$567,744	\$485,210
2023	\$415,752	\$62,051	\$477,803	\$441,100
2022	\$338,963	\$62,037	\$401,000	\$401,000
2021	\$322,100	\$78,900	\$401,000	\$401,000
2020	\$329,414	\$78,900	\$408,314	\$408,314

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.