

LOCATION

Address: [812 SHADY BEND DR](#)
City: KENNEDALE
Georeference: 37949J-1-30
Subdivision: SHADY CREEK EAST ADDITION
Neighborhood Code: 1L100E

Latitude: 32.6515215175
Longitude: -97.2029235268
TAD Map: 2090-356
MAPSCO: TAR-108C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY CREEK EAST ADDITION Block 1 Lot 30

Jurisdictions:

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

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07317174

Site Name: SHADY CREEK EAST ADDITION-1-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,441

Percent Complete: 100%

Land Sqft^{*}: 31,900

Land Acres^{*}: 0.7323

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

JOHANNSEN KANDY D

Primary Owner Address:

812 SHADY BEND DR
 KENNEDALE, TX 76060

Deed Date: 1/24/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214017411](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH COBY DEAN	12/31/2012	D213015277	0000000	0000000
SMITH COBY;SMITH GEORGIA K	3/27/2002	00155910000146	0015591	0000146
FOUR OAKS LLC	1/1/1999	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$632,643	\$102,272	\$734,915	\$653,654
2023	\$557,390	\$82,272	\$639,662	\$594,231
2022	\$500,157	\$82,212	\$582,369	\$540,210
2021	\$381,255	\$109,845	\$491,100	\$491,100
2020	\$381,255	\$109,845	\$491,100	\$491,100

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.