

## LOCATION

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**Address:** [1034 CHANDLER ST](#)  
**City:** KENNEDALE  
**Georeference:** 1884-4-7  
**Subdivision:** BEACON HILL - KENNEDALE  
**Neighborhood Code:** 1L110F

**Latitude:** 32.6365088885  
**Longitude:** -97.2043686399  
**TAD Map:** 2090-352  
**MAPSCO:** TAR-108F



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:** BEACON HILL - KENNEDALE  
Block 4 Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40927601

**Site Name:** BEACON HILL - KENNEDALE-4-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,323

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,285

**Land Acres<sup>\*</sup>:** 0.2590

**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:**

QUINN JANANN

QUINN T M SIMMONS

**Primary Owner Address:**

1034 CHANDLER ST  
KENNEDALE, TX 76060

**Deed Date:** 9/28/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212243628](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	10/18/2011	<a href="#">D211253518</a>	0000000	0000000
LOTS-R-US II LP	9/8/2011	<a href="#">D211219650</a>	0000000	0000000
CHI SYNDICATED HOLDINGS 2009	1/5/2010	<a href="#">D210003788</a>	0000000	0000000
CHOICE HOMES INC	3/10/2006	<a href="#">D206074522</a>	0000000	0000000
BEACON HILL JV	1/1/2005	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	\$307,884	\$75,000	\$382,884	\$340,736
2023	\$342,414	\$65,000	\$407,414	\$309,760
2022	\$271,928	\$65,000	\$336,928	\$281,600
2021	\$191,000	\$65,000	\$256,000	\$256,000
2020	\$191,000	\$65,000	\$256,000	\$256,000

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)
- DISABLED VET 70 to 99 PCT 11.22

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.