

LOCATION

Address: [1041 CHANDLER ST](#)
City: KENNEDALE
Georeference: 1884-5-2
Subdivision: BEACON HILL - KENNEDALE
Neighborhood Code: 1L110F

Latitude: 32.6361870203
Longitude: -97.2034774437
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

Legal Description: BEACON HILL - KENNEDALE
Block 5 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40927725

Site Name: BEACON HILL - KENNEDALE-5-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,264

Percent Complete: 100%

Land Sqft^{*}: 10,000

Land Acres^{*}: 0.2295

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:

BAUMANN ADAM

Primary Owner Address:

1041 CHANDLER ST
KENNEDEALE, TX 76060

Deed Date: 4/24/2023

Deed Volume:

Deed Page:

Instrument: [D223068424](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANGELES JUAN	12/21/2017	D217294990		
MCGEE JENNIFER;MCGEE KENNETH A	12/13/2012	D212307661	0000000	0000000
DR HORTON - TEXAS LTD	6/28/2012	D212157775	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$365,778	\$75,000	\$440,778	\$440,778
2023	\$354,699	\$65,000	\$419,699	\$419,699
2022	\$284,165	\$65,000	\$349,165	\$337,921
2021	\$242,201	\$65,000	\$307,201	\$307,201
2020	\$224,507	\$65,000	\$289,507	\$289,507

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.