

## LOCATION

**Address:** [1045 CHANDLER ST](#)  
**City:** KENNEDALE  
**Georeference:** 1884-5-4  
**Subdivision:** BEACON HILL - KENNEDALE  
**Neighborhood Code:** 1L110F

**Latitude:** 32.6358097796  
**Longitude:** -97.2032060525  
**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 4

**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:** 40927741

**Site Name:** BEACON HILL - KENNEDALE-5-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,169

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

WYATT ALISSA M  
 WYATT JOHATHAN

**Primary Owner Address:**

1045 CHANDLER ST  
 KENNEDALE, TX 76060-6439

**Deed Date:** 2/15/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213041466](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	7/17/2012	<a href="#">D212175188</a>	0000000	0000000
BEACON HILL JV	1/1/2005	00000000000000	0000000	0000000

## VALUES

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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	\$387,000	\$75,000	\$462,000	\$455,997
2023	\$411,455	\$65,000	\$476,455	\$414,543
2022	\$335,000	\$65,000	\$400,000	\$376,857
2021	\$277,597	\$65,000	\$342,597	\$342,597
2020	\$250,000	\$65,000	\$315,000	\$315,000

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

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- 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.