

## LOCATION

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**Address:** [1044 JAKE CIR](#)  
**City:** KENNEDALE  
**Georeference:** 1884-5-8  
**Subdivision:** BEACON HILL - KENNEDALE  
**Neighborhood Code:** 1L110F

**Latitude:** 32.6357099789  
**Longitude:** -97.2026485157  
**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

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**Legal Description:** BEACON HILL - KENNEDALE  
Block 5 Lot 8

**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:** 40927792  
**Site Name:** BEACON HILL - KENNEDALE-5-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,181  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,853  
**Land Acres<sup>\*</sup>:** 0.2950  
**Pool:** N

+++ Rounded.

\* 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:**

DRAYDEN JERRICK TROYAL  
DRAYDEN ANNETTE

**Primary Owner Address:**

1044 JAKE CIR  
KENNEDALE, TX 76060-6446

**Deed Date:** 8/2/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221232494](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DRAYDEN JERRICK TROYAL	3/22/2013	<a href="#">D213073793</a>	0000000	0000000
DR HORTON - TEXAS LTD	7/17/2012	<a href="#">D212175188</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	\$437,717	\$75,000	\$512,717	\$412,610
2023	\$411,749	\$65,000	\$476,749	\$375,100
2022	\$349,074	\$65,000	\$414,074	\$341,000
2021	\$245,000	\$65,000	\$310,000	\$310,000
2020	\$253,700	\$56,300	\$310,000	\$310,000

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
- DISABLED VET 100 PCT 11.131 - T&P

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.