

## LOCATION

**Address:** [1102 COLBI ST](#)  
**City:** KENNEDALE  
**Georeference:** 1884-2-2  
**Subdivision:** BEACON HILL - KENNEDALE  
**Neighborhood Code:** 1L110F

**Latitude:** 32.6372590653  
**Longitude:** -97.2037400392  
**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 2 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41325877  
**Site Name:** BEACON HILL - KENNEDALE-2-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,316  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,710  
**Land Acres<sup>\*</sup>:** 0.2229  
**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:**

GROVER NEERU

**Primary Owner Address:**

1102 COLBI ST  
 KENNEDALE, TX 76060

**Deed Date:** 12/31/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214282405](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	8/8/2013	<a href="#">D213214521</a>	0000000	0000000
BEACON HILL JV	1/1/2007	0000000000000000	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	\$341,310	\$75,000	\$416,310	\$405,846
2023	\$360,533	\$65,000	\$425,533	\$368,951
2022	\$288,806	\$65,000	\$353,806	\$335,410
2021	\$243,420	\$65,000	\$308,420	\$304,918
2020	\$212,198	\$65,000	\$277,198	\$277,198

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.