

LOCATION

Address: [1046 CYDNIE ST](#)
City: KENNEDALE
Georeference: 1884-2-16
Subdivision: BEACON HILL - KENNEDALE
Neighborhood Code: 1L110F

Latitude: 32.6357562258
Longitude: -97.2017639463
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 16

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: 41326024

Site Name: BEACON HILL - KENNEDALE-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,352

Percent Complete: 100%

Land Sqft^{*}: 9,375

Land Acres^{*}: 0.2152

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:

WRIGHT BRIAN

Primary Owner Address:

1046 CYDNIE ST
 KENNEDALE, TX 76060

Deed Date: 11/17/2017

Deed Volume:

Deed Page:

Instrument: [D217272400](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KINLER KIMBERLY S;KINLER MARC A	3/30/2015	D215065010		
DR HORTON - TEXAS LTD	8/8/2013	D213214521	0000000	0000000
BEACON HILL JV	1/1/2007	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	\$292,718	\$75,000	\$367,718	\$367,718
2023	\$335,749	\$65,000	\$400,749	\$339,900
2022	\$244,000	\$65,000	\$309,000	\$309,000
2021	\$244,000	\$65,000	\$309,000	\$309,000
2020	\$220,000	\$65,000	\$285,000	\$285,000

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)

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.