

## LOCATION

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**Address:** [1052 CYDNIE ST](#)

**City:** KENNEDALE

**Georeference:** 1884-2-19

**Subdivision:** BEACON HILL - KENNEDALE

**Neighborhood Code:** 1L110F

**Latitude:** 32.6351083154

**Longitude:** -97.2018142758

**TAD Map:** 2090-352

**MAPSCO:** TAR-108L



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 2 Lot 19

**Jurisdictions:**

CITY OF KENNEDALE (014)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KENNEDALE ISD (914)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41326059

**Site Name:** BEACON HILL - KENNEDALE-2-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,537

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,024

**Land Acres<sup>\*</sup>:** 0.2760

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:**

HARBSTER KRISTINA

**Primary Owner Address:**

1052 CYDNIE ST  
KENNEDEALE, TX 76060

**Deed Date:** 11/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220319340](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALVAREZ KATLYN H;GARCIA ARMANDO ALVAREZ	9/7/2016	<a href="#">D216209780</a>		
ARD STEVEN J	4/2/2015	<a href="#">D215067438</a>		
DR HORTON - TEXAS LTD	8/8/2013	<a href="#">D213214521</a>	0000000	0000000
BEACON HILL JV	1/1/2007	000000000000000	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	\$368,807	\$75,000	\$443,807	\$379,335
2023	\$388,846	\$65,000	\$453,846	\$344,850
2022	\$287,818	\$65,000	\$352,818	\$313,500
2021	\$220,000	\$65,000	\$285,000	\$285,000
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.