

## LOCATION

**Address:** [1054 CYDNIE ST](#)  
**City:** KENNEDALE  
**Georeference:** 1884-2-20  
**Subdivision:** BEACON HILL - KENNEDALE  
**Neighborhood Code:** 1L110F

**Latitude:** 32.6348471848  
**Longitude:** -97.2020167132  
**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

**Legal Description:** BEACON HILL - KENNEDALE  
 Block 2 Lot 20

**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:** 41326067

**Site Name:** BEACON HILL - KENNEDALE-2-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,210

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,406

**Land Acres<sup>\*</sup>:** 0.3766

**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

**Current Owner:**

RODEN CHRIS  
 RODEN MEGAN

**Primary Owner Address:**

1054 CYDNIE ST  
 KENNEDALE, TX 76060

**Deed Date:** 12/29/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214281702](#)

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	\$337,684	\$75,000	\$412,684	\$411,349
2023	\$356,609	\$65,000	\$421,609	\$373,954
2022	\$286,036	\$65,000	\$351,036	\$339,958
2021	\$244,053	\$65,000	\$309,053	\$309,053
2020	\$228,522	\$65,000	\$293,522	\$293,522

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.