



LOCATION

Address: [1249 LEVEE LN](#)
City: KENNEDALE
Georeference: 24612-A-9
Subdivision: MAGNOLIA HILLS
Neighborhood Code: 1L1007

Latitude: 32.6454930488
Longitude: -97.2011132144
TAD Map: 2090-352
MAPSCO: TAR-108C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MAGNOLIA HILLS Block A Lot 9

Jurisdictions:

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

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800059261

Site Name: MAGNOLIA HILLS Block A Lot 9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,573

Percent Complete: 100%

Land Sqft^{*}: 7,510

Land Acres^{*}: 0.1724

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:

VUONG STEVE S

Primary Owner Address:

1249 LEVEE LN
KENNEDEALE, TX 76060

Deed Date: 7/11/2022

Deed Volume:

Deed Page:

Instrument: [D222175317](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	9/23/2021	D221280015		

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	\$412,332	\$75,000	\$487,332	\$487,332
2023	\$400,801	\$70,000	\$470,801	\$470,801
2022	\$0	\$49,000	\$49,000	\$49,000
2021	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.