



LOCATION

Address: [1340 COLLETT SUBLETT RD](#)
City: KENNEDALE
Georeference: 24612-C-15
Subdivision: MAGNOLIA HILLS
Neighborhood Code: 1L1007

Latitude: 32.643715348
Longitude: -97.2005973286
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 C Lot 15

Jurisdictions:

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

State Code: A

Year Built: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800059193

Site Name: MAGNOLIA HILLS Block C Lot 15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,843

Percent Complete: 100%

Land Sqft^{*}: 6,375

Land Acres^{*}: 0.1463

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:

TRAN THANH VAN THI

Primary Owner Address:

1340 COLLETT SUBLETT RD
KENNEDALE, TX 76060

Deed Date: 11/17/2021

Deed Volume:

Deed Page:

Instrument: [D221340042](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	2/26/2021	D221059738		

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	\$317,000	\$75,000	\$392,000	\$392,000
2023	\$305,000	\$70,000	\$375,000	\$375,000
2022	\$289,686	\$70,000	\$359,686	\$359,686
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.