



## LOCATION

**Address:** [1312 COLLETT SUBLETT RD](#)  
**City:** KENNEDALE  
**Georeference:** 24612-C-22  
**Subdivision:** MAGNOLIA HILLS  
**Neighborhood Code:** 1L1007

**Latitude:** 32.6446774373  
**Longitude:** -97.2006022843  
**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 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800059203

**Site Name:** MAGNOLIA HILLS Block C Lot 22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,916

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,375

**Land Acres<sup>\*</sup>:** 0.1463

**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:**

SAIYED MOAZZAM A

SAIYED MARIA

**Primary Owner Address:**

1312 COLLETT SUBLETT RD  
KENNEDEALE, TX 76060

**Deed Date:** 1/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222016872](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	2/26/2021	<a href="#">D221072186</a>		

## 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	\$455,373	\$75,000	\$530,373	\$530,373
2023	\$442,538	\$70,000	\$512,538	\$512,538
2022	\$377,586	\$70,000	\$447,586	\$447,586
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

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There are no exemptions for this property

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.