



Address: [1412 KYNETTE DR](#)
City: EULESS
Georeference: 2100-1-1
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B040I

Latitude: 32.8346018696
Longitude: -97.1062152023
TAD Map: 2120-424
MAPSCO: TAR-055J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELL RANCH TERRACE
ADDITION Block 1 Lot 1

Jurisdictions:
CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A
Year Built: 1994
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$359,662
Protest Deadline Date: 5/24/2024

Site Number: 00173142
Site Name: BELL RANCH TERRACE ADDITION-1-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,790
Percent Complete: 100%
Land Sqft^{*}: 9,526
Land Acres^{*}: 0.2186
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:
MCCOY CAROL
Primary Owner Address:
4380 KING ST APT 1201
ALEXANDRIA, VA 22302-1549

Deed Date: 9/2/1994
Deed Volume: 0011719
Deed Page: 0000962
Instrument: 00117190000962

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHELTON ROBERT DALE	6/1/1994	00116140000991	0011614	0000991
ROBERTS DOROTHY M	3/28/1979	000000000000000	0000000	0000000
ROBERTS DOROTHY M;ROBERTS TOM R	12/31/1900	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 ⁺
2025	\$289,662	\$70,000	\$359,662	\$341,026
2024	\$289,662	\$70,000	\$359,662	\$310,024
2023	\$265,066	\$45,000	\$310,066	\$281,840
2022	\$246,366	\$45,000	\$291,366	\$256,218
2021	\$207,734	\$45,000	\$252,734	\$232,925
2020	\$207,734	\$45,000	\$252,734	\$211,750

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.