



Address: [1304 KYNETTE DR](#)
City: EULESS
Georeference: 2100-2-7
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B0401

Latitude: 32.8345905934
Longitude: -97.1041904374
TAD Map: 2120-424
MAPSCO: TAR-055K



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 2 Lot 7

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: 1993

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)

Notice Sent Date: 4/15/2025

Notice Value: \$363,236

Protest Deadline Date: 5/24/2024

Site Number: 00173223

Site Name: BELL RANCH TERRACE ADDITION-2-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,835

Percent Complete: 100%

Land Sqft^{*}: 9,390

Land Acres^{*}: 0.2155

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:

CROMER STEPHEN
CROMER SAMANTHA

Primary Owner Address:

1304 KYNETTE DR
EULESS, TX 76040-4136

Deed Date: 5/21/2001

Deed Volume: 0014905

Deed Page: 0000281

Instrument: 00149050000281

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARRS DEAN P;MARRS JANNA M	10/25/1993	00113170001366	0011317	0001366
BROOKS HOMES INC	10/24/1993	00114430001290	0011443	0001290
BROOKS BUILDERS INC	5/11/1984	00078270000461	0007827	0000461
STAFFORD ROBERT E JR	12/31/1900	00000000000000	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	\$293,236	\$70,000	\$363,236	\$363,236
2024	\$293,236	\$70,000	\$363,236	\$342,846
2023	\$268,368	\$45,000	\$313,368	\$311,678
2022	\$249,464	\$45,000	\$294,464	\$283,344
2021	\$226,570	\$45,000	\$271,570	\$257,585
2020	\$228,273	\$45,000	\$273,273	\$234,168

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.