



Address: [1201 KYNETTE DR](#)
City: EULESS
Georeference: 2100-3-6
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B040I

Latitude: 32.8345717232
Longitude: -97.1021089193
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 3 Lot 6

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

State Code: C1
Year Built: 0
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$70,000
Protest Deadline Date: 5/24/2024

Site Number: 00173312
Site Name: BELL RANCH TERRACE ADDITION-3-6
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 10,687
Land Acres^{*}: 0.2453
Pool: N

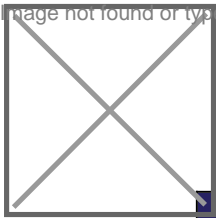
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BLAKEY KIMBERLY MASON MCGUFFI
Primary Owner Address:
1004 LARK HAVEN LN
KELLER, TX 76248-5255

Deed Date: 4/30/1991
Deed Volume: 0010253
Deed Page: 0000091
Instrument: 00102530000091



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASON JUANITA EST	7/11/1977	000000000000000	0000000	0000000
MASON PAUL	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	\$0	\$70,000	\$70,000	\$64,800
2024	\$0	\$70,000	\$70,000	\$54,000
2023	\$0	\$45,000	\$45,000	\$45,000
2022	\$0	\$45,000	\$45,000	\$45,000
2021	\$0	\$45,000	\$45,000	\$45,000
2020	\$0	\$45,000	\$45,000	\$45,000

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

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.