



Address: [309 S DICK PRICE RD](#)
City: KENNEDALE
Georeference: 2960--6B2
Subdivision: BOAZ, W J ESTATE SUBDIVISION
Neighborhood Code: 1L100T

Latitude: 32.6401444655
Longitude: -97.233633217
TAD Map: 2078-352
MAPSCO: TAR-107G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BOAZ, W J ESTATE
SUBDIVISION Lot 6B2

Jurisdictions:

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

State Code: A

Year Built: 1956

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$292,000

Protest Deadline Date: 5/24/2024

Site Number: 00244449

Site Name: BOAZ, W J ESTATE SUBDIVISION-6B2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,276

Percent Complete: 100%

Land Sqft^{*}: 44,866

Land Acres^{*}: 1.0300

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:

RUVALCABA DIANA

Primary Owner Address:

309 S DICK PRICE RD
KENNEDEALE, TX 76060

Deed Date: 4/5/2019

Deed Volume:

Deed Page:

Instrument: [D219098445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUBALCABA ALFONSO	8/20/2015	D215244635		
PHILLIPS EQUITY CAPITAL LLC	7/8/2015	D215180875		
NUNLEY LONNIE JR;NUNLEY PANSEY	12/29/1999	00141680000198	0014168	0000198
DUNCAN SCOTT DAVID ETAL	4/11/1997	00138840000428	0013884	0000428
DUNCAN JO ANN	7/25/1994	00116690001770	0011669	0001770
GUY LENA;GUY VINCENT JR	5/20/1993	00110750001859	0011075	0001859
DUNCAN JO ANN	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	\$140,500	\$96,500	\$237,000	\$183,013
2024	\$195,500	\$96,500	\$292,000	\$166,375
2023	\$153,638	\$96,200	\$249,838	\$151,250
2022	\$163,408	\$25,600	\$189,008	\$137,500
2021	\$99,400	\$25,600	\$125,000	\$125,000
2020	\$99,400	\$25,600	\$125,000	\$125,000

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

- 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.