



**Address:** [717 MAGNOLIA DR](#)  
**City:** KENNEDALE  
**Georeference:** 8690-2-5A  
**Subdivision:** CRESTDALE ADDITION  
**Neighborhood Code:** 1L100F

**Latitude:** 32.6522209615  
**Longitude:** -97.2247125889  
**TAD Map:** 2084-356  
**MAPSCO:** TAR-093Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CRESTDALE ADDITION Block 2  
Lot 5A

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1966

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$161,702

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00652148

**Site Name:** CRESTDALE ADDITION-2-5A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,247

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,951

**Land Acres<sup>\*</sup>:** 0.1595

**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:**

RCA VENTURES LLC

**Primary Owner Address:**

911 TREMONT ST  
MANSFIELD, TX 76063

**Deed Date:** 3/19/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225047645](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEARD-WHITE SHARON GAY	6/5/2017	<a href="#">D217131724</a>		
BEARD JUNE MARIE	5/21/1994	00146880000165	0014688	0000165
BEARD BILL B;BEARD JUNE M	12/31/1900	000603000000276	0006030	0000276

## 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	\$106,094	\$55,608	\$161,702	\$161,702
2024	\$106,094	\$55,608	\$161,702	\$148,114
2023	\$121,192	\$37,500	\$158,692	\$134,649
2022	\$98,161	\$37,500	\$135,661	\$122,408
2021	\$73,780	\$37,500	\$111,280	\$111,280
2020	\$98,964	\$37,500	\$136,464	\$128,028

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.