



Address: [711 MAGNOLIA DR](#)
City: KENNEDALE
Georeference: 8690-2-7
Subdivision: CRESTDALE ADDITION
Neighborhood Code: 1L100F

Latitude: 32.6515341162
Longitude: -97.2249532841
TAD Map: 2084-356
MAPSCO: TAR-107D



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 7

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

State Code: A
Year Built: 1962
Personal Property Account: N/A
Agent: PROPERTY TAX LOCK (11667)
Notice Sent Date: 4/15/2025
Notice Value: \$245,193
Protest Deadline Date: 5/24/2024

Site Number: 00652164
Site Name: CRESTDALE ADDITION-2-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,486
Percent Complete: 100%
Land Sqft^{*}: 17,453
Land Acres^{*}: 0.4006
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:
COMBS PATSY RUTH
Primary Owner Address:
PO BOX 62
KENNEDEALE, TX 76060-0062

Deed Date: 6/12/2002
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COMBS JIMMY D EST;COMBS PATSY	12/31/1900	00042710000203	0004271	0000203



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	\$178,740	\$66,453	\$245,193	\$207,420
2024	\$178,740	\$66,453	\$245,193	\$188,564
2023	\$190,385	\$50,000	\$240,385	\$171,422
2022	\$184,933	\$50,000	\$234,933	\$155,838
2021	\$144,499	\$50,000	\$194,499	\$141,671
2020	\$133,189	\$50,000	\$183,189	\$128,792

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.