



**Address:** [704 MAGNOLIA DR](#)  
**City:** KENNEDALE  
**Georeference:** 8690-A-8  
**Subdivision:** CRESTDALE ADDITION  
**Neighborhood Code:** 1L100F

**Latitude:** 32.6507681127  
**Longitude:** -97.2242114913  
**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 A  
Lot 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1963

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$203,821

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

**Site Number:** 00652393

**Site Name:** CRESTDALE ADDITION-A-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,040

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,918

**Land Acres<sup>\*</sup>:** 0.2506

**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:**

BRYAN CHARLES  
BRYAN MARGARET

**Primary Owner Address:**

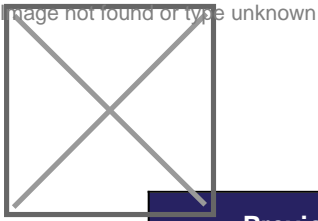
704 MAGNOLIA ST  
KENNEDALE, TX 76060-2414

**Deed Date:** 12/18/2002

**Deed Volume:** 0016245

**Deed Page:** 0000275

**Instrument:** 00162450000275



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS DOROTHY JANELLE	1/26/1999	000000000000000	0000000	0000000
RATLIFF DOROTHY JANELLE	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 <sup>+</sup>
2025	\$143,903	\$59,918	\$203,821	\$173,334
2024	\$143,903	\$59,918	\$203,821	\$157,576
2023	\$162,184	\$50,000	\$212,184	\$143,251
2022	\$130,797	\$50,000	\$180,797	\$130,228
2021	\$98,339	\$50,000	\$148,339	\$118,389
2020	\$90,643	\$50,000	\$140,643	\$107,626

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.