



**Address:** [4246 SHORE FRONT CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 25370-1-A6R1  
**Subdivision:** MEACHAM-BRANTS ADDITION  
**Neighborhood Code:** 2A200C

**Latitude:** 32.8750138762  
**Longitude:** -97.4532040748  
**TAD Map:** 2012-436  
**MAPSCO:** TAR-031Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MEACHAM-BRANTS ADDITION  
Block 1 Lot A6R1

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1970

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS, INC. (00344)

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

**Site Number:** 01680757  
**Site Name:** MEACHAM-BRANTS ADDITION-1-A6R1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,947  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 49,263  
**Land Acres<sup>\*</sup>:** 1.1309

<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:**  
KKDK PROPERTY LLC  
**Primary Owner Address:**  
PO BOX 471399  
FORT WORTH, TX 76147

**Deed Date:** 5/7/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221005023](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUYMON KATHY O;MELCH KITTY O;O'GRADY MICHAEL D;REEVES KIM O	5/7/2020	<a href="#">D220111089</a>		
EMILY K O'GRADY QUALIFIED LAKE RESIDENCE TRUST;GUYMON KATHY O;MELCH KITTY O;O'GRADY MICHAEL D;REEVES KIM O	5/7/2020	<a href="#">D220111088</a>		
O'GRADY EMILY TRS;O'GRADY WM D	12/28/1998	00136790000283	0013679	0000283
O'GRADY WILLIAM D	12/31/1900	00077560002126	0007756	0002126
SMITH CHARLES B	12/30/1900	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 <sup>+</sup>
2025	\$197,211	\$402,789	\$600,000	\$600,000
2024	\$247,211	\$402,789	\$650,000	\$650,000
2023	\$247,211	\$402,789	\$650,000	\$650,000
2022	\$231,524	\$368,476	\$600,000	\$600,000
2021	\$121,324	\$368,476	\$489,800	\$489,800
2020	\$121,324	\$368,476	\$489,800	\$489,800

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.