

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 04464028

Address: 317 S DICK PRICE RD

City: KENNEDALE

Georeference: 2960--7B1

Subdivision: BOAZ, W J ESTATE SUBDIVISION

Neighborhood Code: 1L100T

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

## PROPERTY DATA

**Legal Description:** BOAZ, W J ESTATE SUBDIVISION Lot 7B1 LESS TRI IN SWC TO

**TESCO** 

Jurisdictions:

CITY OF KENNEDALE (014) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KENNEDALE ISD (914)

State Code: A Year Built: 1950

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$422,522

Protest Deadline Date: 5/24/2024

Site Number: 04464028

Site Name: BOAZ, W J ESTATE SUBDIVISION-7B1

Site Class: A1 - Residential - Single Family

Latitude: 32.6395274412

**TAD Map:** 2078-352 **MAPSCO:** TAR-107G

Longitude: -97.2323222362

Parcels: 1

Approximate Size +++: 1,248
Percent Complete: 100%

Land Sqft\*: 154,289 Land Acres\*: 3.5420

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

ALWAHBAN MUSTAFA **Primary Owner Address:**321 S DICK PRICE RD
KENNEDALE, TX 76060

**Deed Date: 2/26/2025** 

Deed Volume: Deed Page:

Instrument: D225033959

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



| Previous Owners      | Date       | Instrument      | Deed Volume | Deed Page |
|----------------------|------------|-----------------|-------------|-----------|
| MILLS GILBERT ETAL   | 1/19/2007  | D207023119      | 0000000     | 0000000   |
| MILLS GILBERT D ETAL | 4/18/1998  | 000000000000000 | 0000000     | 0000000   |
| SWISHER MARY O EST   | 2/12/1985  | 00080890001030  | 0008089     | 0001030   |
| SWISHER CLARENCE A   | 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 | \$200,422          | \$222,100   | \$422,522    | \$422,522        |
| 2024 | \$200,422          | \$222,100   | \$422,522    | \$378,514        |
| 2023 | \$118,748          | \$196,680   | \$315,428    | \$315,428        |
| 2022 | \$130,231          | \$110,840   | \$241,071    | \$241,071        |
| 2021 | \$111,026          | \$110,840   | \$221,866    | \$221,866        |
| 2020 | \$110,145          | \$110,840   | \$220,985    | \$220,985        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.