



**Address:** [104 MEADOWLAKE CT](#)  
**City:** KENNEDALE  
**Georeference:** 37949-2-15  
**Subdivision:** SHADY CREEK ADDN (KENNEDEALE)  
**Neighborhood Code:** 1L100D

**Latitude:** 32.652566007  
**Longitude:** -97.2163785793  
**TAD Map:** 2084-356  
**MAPSCO:** TAR-094W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SHADY CREEK ADDN  
(KENNEDEALE) Block 2 Lot 15

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

**State Code:** A  
**Year Built:** 1989  
**Personal Property Account:** N/A  
**Agent:** AMERICAN PROPERTY SERVICES (00577)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$750,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05564603  
**Site Name:** SHADY CREEK ADDN (KENNEDEALE)-2-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,488  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 106,540  
**Land Acres<sup>\*</sup>:** 2.4458  
**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:**  
HUNN DAVID  
HUNN DIANA KAY  
**Primary Owner Address:**  
104 MEADOW LAKE CT  
KENNEDEALE, TX 76060-5418

**Deed Date:** 9/21/1989  
**Deed Volume:** 0009712  
**Deed Page:** 0000222  
**Instrument:** 00097120000222

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYART HOMES INC	3/14/1989	00095380002278	0009538	0002278
HUNN DAVID L;HUNN DIANA KAY	7/1/1988	00093200001566	0009320	0001566
SHIFLETT MARION J;SHIFLETT MICHAEL M	8/16/1984	00079230000859	0007923	0000859
G W ROBBINS CO	1/1/1984	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	\$510,646	\$239,354	\$750,000	\$726,256
2024	\$510,646	\$239,354	\$750,000	\$660,233
2023	\$512,542	\$221,304	\$733,846	\$600,212
2022	\$351,274	\$225,815	\$577,089	\$504,994
2021	\$354,001	\$331,100	\$685,101	\$459,085
2020	\$282,286	\$331,100	\$613,386	\$417,350

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.