



Address: [706 SHADY CREEK DR](#)
City: KENNEDALE
Georeference: 37949-1-11
Subdivision: SHADY CREEK ADDN (KENNEDEALE)
Neighborhood Code: 1L100D

Latitude: 32.6518238344
Longitude: -97.2120783279
TAD Map: 2084-356
MAPSCO: TAR-108B



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 1 Lot 11

Jurisdictions:

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

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$459,840

Protest Deadline Date: 5/15/2025

Site Number: 05613175

Site Name: SHADY CREEK ADDN (KENNEDEALE)-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,135

Percent Complete: 100%

Land Sqft^{*}: 33,553

Land Acres^{*}: 0.7702

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:

EDDY MA LUISA A
EDDY WILLIAM II

Primary Owner Address:

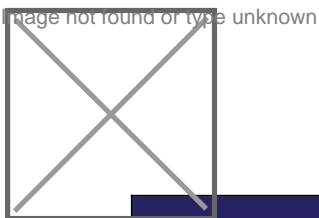
706 SHADY CREEK DR
KENNEDEALE, TX 76060

Deed Date: 8/19/2016

Deed Volume:

Deed Page:

Instrument: [D216194876](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIONDI AMY	5/14/2013	D213129595	0000000	0000000
HAWPE RONALD;HAWPE SYLVIA	4/22/1986	00085230001306	0008523	0001306
KEY CLARA;KEY CLARENCE	12/6/1984	00080260002252	0008026	0002252
HARRY CONSTRUCTION INC	7/18/1984	00078920001041	0007892	0001041
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 ⁺
2025	\$353,848	\$105,992	\$459,840	\$418,382
2024	\$353,848	\$105,992	\$459,840	\$380,347
2023	\$308,008	\$85,992	\$394,000	\$345,770
2022	\$233,999	\$86,001	\$320,000	\$314,336
2021	\$170,215	\$115,545	\$285,760	\$285,760
2020	\$170,215	\$115,545	\$285,760	\$285,760

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.