



**Address:** [616 HILLSIDE DR](#)  
**City:** KENNEDALE  
**Georeference:** 18418-2-10  
**Subdivision:** HILLSIDE ADDITION-KENNEDALE  
**Neighborhood Code:** 1L100F

**Latitude:** 32.6517353608  
**Longitude:** -97.2165814578  
**TAD Map:** 2084-356  
**MAPSCO:** TAR-108A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLSIDE ADDITION-KENNEDALE Block 2 Lot 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$419,475

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

**Site Number:** 05615119

**Site Name:** HILLSIDE ADDITION-KENNEDALE-2-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,202

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,364

**Land Acres<sup>\*</sup>:** 0.5134

**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:**

LYONS TRACY LYNN  
LYONS THOMAS MICHAEL JR

**Primary Owner Address:**

616 HILLSIDE DR  
KENNEDEALE, TX 76060

**Deed Date:** 4/3/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220080188](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FULLER CHRISTOPHER;FULLER ROBIN JILL	5/30/2017	<a href="#">D217121190</a>		
FULLER CHRISTOPHER	6/11/2004	<a href="#">D206337267</a>	0000000	0000000
FULLER CHRISTOPHER;FULLER LORI	8/24/1999	00139860000286	0013986	0000286
NELSON DOUGLAS;NELSON SUSAN	8/24/1988	00093650000978	0009365	0000978
TOMBERG INC	6/24/1988	00093120000410	0009312	0000410
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	\$314,341	\$60,659	\$375,000	\$241,577
2024	\$358,816	\$60,659	\$419,475	\$219,615
2023	\$333,412	\$42,500	\$375,912	\$199,650
2022	\$321,435	\$42,500	\$363,935	\$181,500
2021	\$122,500	\$42,500	\$165,000	\$165,000
2020	\$122,500	\$42,500	\$165,000	\$165,000

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.