



**Address:** [404 BRAZIL DR](#)  
**City:** HURST  
**Georeference:** 47472-2-11  
**Subdivision:** WOODBRIDGE 1ST INSTALL ADDN  
**Neighborhood Code:** 3M020G

**Latitude:** 32.8692654518  
**Longitude:** -97.1735651667  
**TAD Map:** 2096-436  
**MAPSCO:** TAR-039T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODBRIDGE 1ST INSTALL  
ADDN Block 2 Lot 11

**Jurisdictions:**

CITY OF HURST (028)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$445,141

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

**Site Number:** 05691591

**Site Name:** WOODBRIDGE 1ST INSTALL ADDN-2-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,380

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,769

**Land Acres<sup>\*</sup>:** 0.1783

**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:**

KENNEMER MELISSA L  
KENNEMER LEWIS KYLE

**Primary Owner Address:**

404 BRAZIL DR  
HURST, TX 76054

**Deed Date:** 10/13/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217240415](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FITHIAN STEPHEN H	1/3/2017	<a href="#">D217002392</a>		
WESS DANIELE;WESS LYNN	7/22/1999	00139260000068	0013926	0000068
QUICK GLENDA;QUICK LEE R	10/25/1989	00097510000962	0009751	0000962
FIRST FEDERAL S & L ASSN	1/6/1989	00094960001744	0009496	0001744
ROUGEUX LINDA;ROUGEUX RONALD	3/17/1986	00084860002187	0008486	0002187
LYNWOOD HOMES INC	3/20/1985	00081230001693	0008123	0001693
WOODBIDGE DEV JV	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	\$360,141	\$85,000	\$445,141	\$431,454
2024	\$360,141	\$85,000	\$445,141	\$392,231
2023	\$363,045	\$85,000	\$448,045	\$356,574
2022	\$269,158	\$55,000	\$324,158	\$324,158
2021	\$271,294	\$55,000	\$326,294	\$326,294
2020	\$256,278	\$55,000	\$311,278	\$302,500

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.