



**Address:** [1306 KYNETTE DR](#)  
**City:** EULESS  
**Georeference:** 2100-2-6R  
**Subdivision:** BELL RANCH TERRACE ADDITION  
**Neighborhood Code:** 3B040I

**Latitude:** 32.8345930795  
**Longitude:** -97.1044213391  
**TAD Map:** 2120-424  
**MAPSCO:** TAR-055K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELL RANCH TERRACE  
ADDITION Block 2 Lot 6R

**Jurisdictions:**

CITY OF EULESS (025)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$405,846

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

**Site Number:** 06002757

**Site Name:** BELL RANCH TERRACE ADDITION-2-6R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,169

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,154

**Land Acres<sup>\*</sup>:** 0.2560

**Pool:** Y

<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:**

BRASWELL CONSTANCE E

**Primary Owner Address:**

1306 KYNETTE DR  
EULESS, TX 76040

**Deed Date:** 6/17/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214128037](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HO HOA TRUONG;HO PHUOC VAN	7/29/1999	00139470000412	0013947	0000412
TRAHAN CHARLES R;TRAHAN VIRGINIA	4/14/1993	00110180001546	0011018	0001546
BROOKS HOMES INC	1/5/1993	00109230001992	0010923	0001992
BROOKS BUILDERS INC	1/1/1986	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	\$335,846	\$70,000	\$405,846	\$405,846
2024	\$335,846	\$70,000	\$405,846	\$389,380
2023	\$308,982	\$45,000	\$353,982	\$353,982
2022	\$283,558	\$45,000	\$328,558	\$326,605
2021	\$258,827	\$45,000	\$303,827	\$296,914
2020	\$260,659	\$45,000	\$305,659	\$269,922

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

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.