



**Address:** [1417 KYNETTE DR](#)  
**City:** EULESS  
**Georeference:** 2100-9-2R  
**Subdivision:** BELL RANCH TERRACE ADDITION  
**Neighborhood Code:** A3M020C

**Latitude:** 32.8340705879  
**Longitude:** -97.1061720322  
**TAD Map:** 2120-424  
**MAPSCO:** TAR-055J



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 9 Lot 2R

**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:** 1991

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06002773

**Site Name:** BELL RANCH TERRACE ADDITION-9-2R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,190

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,000

**Land Acres<sup>\*</sup>:** 0.0918

**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:**

SCHNEIDER DEVIN

**Primary Owner Address:**

1417 KYNETTE DR  
EULESS, TX 76040

**Deed Date:** 7/26/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216183307](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHNEIDER BARBARA;SCHNEIDER WAYDE	6/13/2016	<a href="#">D216127843</a>		
DAVISSON DAN MATTHEWS	1/28/2016	<a href="#">D216019760</a>		
DAVISSON PAUL RUSSELL	11/30/2007	<a href="#">D207432137</a>	0000000	0000000
DAVISSON DAN MATTHEWS	12/17/1991	00104790000378	0010479	0000378
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	\$174,892	\$22,500	\$197,392	\$197,392
2024	\$174,892	\$22,500	\$197,392	\$197,392
2023	\$200,345	\$22,500	\$222,845	\$210,496
2022	\$168,860	\$22,500	\$191,360	\$191,360
2021	\$153,134	\$22,500	\$175,634	\$175,634
2020	\$164,123	\$22,500	\$186,623	\$163,924

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.