



**Address:** [1410 KYNETTE DR](#)  
**City:** EULESS  
**Georeference:** 2100-1-2  
**Subdivision:** BELL RANCH TERRACE ADDITION  
**Neighborhood Code:** 3B0401

**Latitude:** 32.8346031836  
**Longitude:** -97.1060140602  
**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 1 Lot 2

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$306,201

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

**Site Number:** 06314449

**Site Name:** BELL RANCH TERRACE ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,614

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,074

**Land Acres<sup>\*</sup>:** 0.1853

**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:**

BUI STEPHANIE  
POUNDS SIDNEY

**Primary Owner Address:**

1410 KYNETTE DR  
EULESS, TX 76040

**Deed Date:** 12/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224222517](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD CASEY ELIZABETH;BOYD ZACHARIAH THOMAS PAUL	9/16/2020	<a href="#">D220236141</a>		
RAMSEY RICHARD P	2/14/2002	00154840000029	0015484	0000029
MATTHEWS JASON D	8/16/2000	00144820000088	0014482	0000088
DAIL ARLENE THIBODEAU;DAIL RONNY	2/27/1989	00095300000220	0009530	0000220
BROOKS BUILDERS INC	1/1/1988	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	\$236,201	\$70,000	\$306,201	\$306,201
2024	\$236,201	\$70,000	\$306,201	\$287,555
2023	\$216,414	\$45,000	\$261,414	\$261,414
2022	\$201,381	\$45,000	\$246,381	\$246,381
2021	\$183,151	\$45,000	\$228,151	\$228,151
2020	\$176,545	\$45,000	\$221,545	\$221,545

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

There are no exemptions for this property

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.