



Address: [1402 KYNETTE DR](#)
City: EULESS
Georeference: 2100-1-6
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B0401

Latitude: 32.8346010287
Longitude: -97.1053605973
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 6

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: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$297,569

Protest Deadline Date: 5/24/2024

Site Number: 06314511

Site Name: BELL RANCH TERRACE ADDITION-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,524

Percent Complete: 100%

Land Sqft^{*}: 7,293

Land Acres^{*}: 0.1674

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:

BECERRA MARTIN
SANCHEZ CLAUDIA

Primary Owner Address:

1402 KYNETTE DR
EULESS, TX 76040-4138

Deed Date: 4/23/2003

Deed Volume: 0016635

Deed Page: 0000249

Instrument: 00166350000249

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOVARD JESSIE L	4/21/1991	00102710001698	0010271	0001698
KOCHERHANS LANCE;KOCHERHANS SHELIA	4/18/1989	00095730002239	0009573	0002239
BROOKS BUILDERS INC	1/1/1988	000000000000000	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 ⁺
2025	\$227,569	\$70,000	\$297,569	\$297,569
2024	\$227,569	\$70,000	\$297,569	\$278,892
2023	\$208,538	\$45,000	\$253,538	\$253,538
2022	\$194,079	\$45,000	\$239,079	\$239,079
2021	\$176,545	\$45,000	\$221,545	\$218,789
2020	\$177,914	\$45,000	\$222,914	\$198,899

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.