



Address: [1322 KYNETTE DR](#)
City: EULESS
Georeference: 2100-1-8
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B040I

Latitude: 32.8346007631
Longitude: -97.1050402885
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 1 Lot 8

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: 1990
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 06314546
Site Name: BELL RANCH TERRACE ADDITION-1-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,064
Percent Complete: 100%
Land Sqft^{*}: 7,150
Land Acres^{*}: 0.1641
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:
FRANKLIN ERNEST D
FRANKLIN ROCHELLE
Primary Owner Address:
1322 KYNETTE DR
EULESS, TX 76040-4136

Deed Date: 5/31/1990
Deed Volume: 0009947
Deed Page: 0000183
Instrument: 00099470000183

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$263,216	\$70,000	\$333,216	\$333,216
2024	\$263,216	\$70,000	\$333,216	\$333,216
2023	\$277,476	\$45,000	\$322,476	\$312,588
2022	\$255,115	\$45,000	\$300,115	\$284,171
2021	\$213,337	\$45,000	\$258,337	\$258,337
2020	\$236,577	\$45,000	\$281,577	\$243,026

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.