



**Address:** [1251 WENDY CT](#)  
**City:** KENNEDALE  
**Georeference:** 40285H-2-13  
**Subdivision:** STEEPLECHASE ESTATES ADDITION  
**Neighborhood Code:** 1L110A

**Latitude:** 32.6453801685  
**Longitude:** -97.1957392242  
**TAD Map:** 2090-356  
**MAPSCO:** TAR-108C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** STEEPLECHASE ESTATES  
ADDITION Block 2 Lot 13

**Jurisdictions:**

CITY OF KENNEDALE (014)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNEDEALE ISD (914)

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06623441

**Site Name:** STEEPLECHASE ESTATES ADDITION-2-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,190

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,325

**Land Acres<sup>\*</sup>:** 0.2600

**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:**

TRAN THUY KIEU THI

TRAN KEVIN

**Primary Owner Address:**

1809 SWAIM CT  
ARLINGTON, TX 76001

**Deed Date:** 2/7/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223020682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POWELL CHARLES	5/7/2016	142-16-065904		
POWELL CHARLES;POWELL NANCY	2/24/2010	<a href="#">D210045179</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	10/6/2009	<a href="#">D209271746</a>	0000000	0000000
VOTAPKA JEFF L;VOTAPKA LAQUITTA	8/16/2002	00159100000071	0015910	0000071
LEWIS IRIS N;LEWIS IVAN A	11/30/1994	00118090000909	0011809	0000909
BOWERMAN ENTERPRISES INC	7/23/1993	00111680002293	0011168	0002293
BOWERMAN OIL & GAS INC	1/1/1993	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	\$226,000	\$75,000	\$301,000	\$301,000
2024	\$255,089	\$75,000	\$330,089	\$330,089
2023	\$278,649	\$60,000	\$338,649	\$330,730
2022	\$241,289	\$60,000	\$301,289	\$300,664
2021	\$251,331	\$22,000	\$273,331	\$273,331
2020	\$229,358	\$22,000	\$251,358	\$251,358

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.