



Address: [9052 TYNE TR](#)
City: FORT WORTH
Georeference: 34557-28-20
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7965875958
Longitude: -97.1827951609
TAD Map: 2096-408
MAPSCO: TAR-067A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
28 Lot 20 50% UNDIVIDED INTEREST
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD IS (226)
Site Number: 06659535
Site Name: RIVER TRAILS ADDITION 28 20 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 2,085
State Code: A
Percent Complete: 100%
Year Built: 1994
Land Sqft^{*}: 6,662
Personal Property Account: N/A
Land Acres^{*}: 0.1529
Agent: None
Pool: Y
Notice Sent Date: 4/15/2025
Notice Value: \$192,082
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
KENNEDY TRICIA
Primary Owner Address:
9052 TYNE TR
FORT WORTH, TX 76118
Deed Date: 7/31/2019
Deed Volume:
Deed Page:
Instrument: [D219144919](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUMMEL JOSEPH;KENNEDY TRICIA	7/2/2019	D219144919		
PILLARD DOUGLAS WAYNE	10/25/2011	D211266010	0000000	0000000
PILLARD DOUGLAS;PILLARD SHEILA	12/21/2007	D207456776	0000000	0000000
WOLF JENNIFER;WOLF MATTHEW	3/7/2003	00164730000408	0016473	0000408
HEARD CLINT B	2/2/1999	00137110000509	0013711	0000509
HEARD CLINT;HEARD JENNIFER	9/29/1994	00117480000953	0011748	0000953
MACK CLARK HOMES	5/10/1994	00116090000286	0011609	0000286
RIVER TRAILS LAND & CATTLE	5/9/1994	00116090000281	0011609	0000281
DTT CORP	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 ⁺
2025	\$157,082	\$35,000	\$192,082	\$192,082
2024	\$157,082	\$35,000	\$192,082	\$181,364
2023	\$174,664	\$25,000	\$199,664	\$164,876
2022	\$137,316	\$25,000	\$162,316	\$149,887
2021	\$111,261	\$25,000	\$136,261	\$136,261
2020	\$107,580	\$25,000	\$132,580	\$132,580

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.