



**Address:** [1317 BOWMAN SPRINGS RD](#)  
**City:** KENNEDALE  
**Georeference:** 41090-1-1R  
**Subdivision:** SWINEY ESTATES  
**Neighborhood Code:** 1L100S

**Latitude:** 32.6647641938  
**Longitude:** -97.2247362043  
**TAD Map:** 2084-360  
**MAPSCO:** TAR-093V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SWINEY ESTATES Block 1 Lot 1R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06716784

**Site Name:** SWINEY ESTATES-1-1R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,936

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 305,791

**Land Acres<sup>\*</sup>:** 7.0200

**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:**

JONES ALVIN  
LEGRAND-JONES MONICA

**Primary Owner Address:**

PO BOX 231  
KENNEDALE, TX 76060

**Deed Date:** 7/16/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223125652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE ROBERT C	4/6/2017	<a href="#">D223052190</a>		
LEE BETTY J;LEE ROBERT C	9/3/1998	00134210000326	0013421	0000326
BARTEE BILLY R;BARTEE RAGENA M	10/14/1994	00117630001443	0011763	0001443
SMITH FRED I	1/1/1994	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	\$541,268	\$399,570	\$940,838	\$940,838
2024	\$541,268	\$399,570	\$940,838	\$940,838
2023	\$580,430	\$399,570	\$980,000	\$980,000
2022	\$456,838	\$342,570	\$799,408	\$799,408
2021	\$421,549	\$200,070	\$621,619	\$621,619
2020	\$423,620	\$200,070	\$623,690	\$623,690

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.