



Address: [1247 CROSS CREEK DR](#)
City: KENNEDALE
Georeference: 40285H-2-65
Subdivision: STEEPLECHASE ESTATES ADDITION
Neighborhood Code: 1L110A

Latitude: 32.6427306159
Longitude: -97.196749831
TAD Map: 2090-352
MAPSCO: TAR-108G



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 65

Jurisdictions:

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

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$358,340

Protest Deadline Date: 5/24/2024

Site Number: 06881092

Site Name: STEEPLECHASE ESTATES ADDITION-2-65

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,377

Percent Complete: 100%

Land Sqft^{*}: 10,846

Land Acres^{*}: 0.2490

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:

GOMEZ AUBREY
SCHMILINSKY LUIS MARCANO

Primary Owner Address:

1247 CROSS CREEK DR
KENNEDEALE, TX 76060

Deed Date: 2/8/2024

Deed Volume:

Deed Page:

Instrument: [D224027922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARJO DANIEL;HARJO IRENE	1/31/2015	D224017556 CWD		
BRANNER CRYSTAL D;BRANNER ORAN	1/30/2008	D208057385	0000000	0000000
BRANNER CRYSTAL D;BRANNER ORAN W	11/27/2001	00153210000148	0015321	0000148
CHANLATTE IRIS A;CHANLATTE JESUS M	2/2/1998	00130840000437	0013084	0000437
CHOICE HOMES TEXAS INC	10/20/1997	00129540000059	0012954	0000059
BOWERMAN ENTERPRISES INC	1/1/1995	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	\$283,340	\$75,000	\$358,340	\$358,340
2024	\$283,340	\$75,000	\$358,340	\$358,340
2023	\$308,718	\$60,000	\$368,718	\$347,057
2022	\$266,559	\$60,000	\$326,559	\$315,506
2021	\$276,942	\$22,000	\$298,942	\$286,824
2020	\$238,749	\$22,000	\$260,749	\$260,749

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.