



Address: [916 SHADY BEND DR](#)
City: KENNEDALE
Georeference: 37949J-1-18
Subdivision: SHADY CREEK EAST ADDITION
Neighborhood Code: 1L100E

Latitude: 32.6552623796
Longitude: -97.2033263662
TAD Map: 2090-356
MAPSCO: TAR-094Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY CREEK EAST
ADDITION Block 1 Lot 18

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$720,966

Protest Deadline Date: 5/24/2024

Site Number: 07055633

Site Name: SHADY CREEK EAST ADDITION-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,840

Percent Complete: 100%

Land Sqft^{*}: 21,780

Land Acres^{*}: 0.5000

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BEATTY TOM D
BEATTY NIKI S

Primary Owner Address:

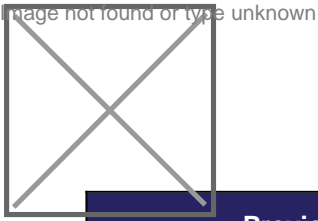
916 SHADY BEND DR
KENNEDEALE, TX 76060-5493

Deed Date: 8/3/2000

Deed Volume: 0014470

Deed Page: 0000187

Instrument: 00144700000187



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN ROBERT M;BROWN STACEY L	10/21/1999	00140860000073	0014086	0000073
GARY COOPER CUSTOM HOMES INC	1/1/1997	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	\$641,464	\$79,502	\$720,966	\$685,356
2024	\$641,464	\$79,502	\$720,966	\$623,051
2023	\$562,798	\$59,502	\$622,300	\$566,410
2022	\$496,780	\$59,394	\$556,174	\$514,918
2021	\$393,107	\$75,000	\$468,107	\$468,107
2020	\$394,887	\$75,000	\$469,887	\$469,887

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.