



**Address:** [313 PENNSYLVANIA AVE](#)  
**City:** KENNEDALE  
**Georeference:** 30768-1-6  
**Subdivision:** OAKHILL PARK ADDITION  
**Neighborhood Code:** 1L100L

**Latitude:** 32.6601957374  
**Longitude:** -97.2215219408  
**TAD Map:** 2084-360  
**MAPSCO:** TAR-094W



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

## PROPERTY DATA

**Legal Description:** OAKHILL PARK ADDITION  
Block 1 Lot 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07749805

**Site Name:** OAKHILL PARK ADDITION-1-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,806

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,500

**Land Acres<sup>\*</sup>:** 0.2640

**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:**

PRIDE MACY

PRIDE RICHARD

**Primary Owner Address:**

313 PENNSYLVANIA AVE  
KENNEDEALE, TX 76060

**Deed Date:** 10/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222249922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIMITZ CHARLES W & BRENDA K NIMITZ REVOCABLE LIVING TRUST	4/20/2016	<a href="#">D216095836</a>		
NIMITZ BRENDA KAYE;NIMITZ CHARLES WILLIAM	12/1/2014	<a href="#">D214261030</a>		
WILSON CATHERI;WILSON WILLIAM D	9/9/2013	000000000000000	0000000	0000000
WILSON CATHER;WILSON WM L EST WM D	2/11/2013	<a href="#">D213037901</a>	0000000	0000000
NUSBAUM CHAD;NUSBAUM CHRISTINA	4/17/2009	<a href="#">D209107068</a>	0000000	0000000
HOLLANDER AMANDA RAE	1/23/2009	000000000000000	0000000	0000000
MAAS AMANDA RAE;MAAS STEVEN L	7/14/2005	<a href="#">D205210174</a>	0000000	0000000
STEVE HAWKINS CUSTM HOMES LTD	11/17/2004	<a href="#">D204370955</a>	0000000	0000000
SNIKWAH LP	1/1/2001	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 <sup>+</sup>
2025	\$344,490	\$75,000	\$419,490	\$419,490
2024	\$361,732	\$75,000	\$436,732	\$436,732
2023	\$367,619	\$75,000	\$442,619	\$442,619
2022	\$306,327	\$75,000	\$381,327	\$378,011
2021	\$282,438	\$65,000	\$347,438	\$343,646
2020	\$247,405	\$65,000	\$312,405	\$312,405

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

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## Tarrant Appraisal District Property Information | PDF

- 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.