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**Address:** [1313 BOWMAN SPRINGS RD](#)  
**City:** KENNEDALE  
**Georeference:** 41090-1-4R  
**Subdivision:** SWINEY ESTATES  
**Neighborhood Code:** 1L100S

**Latitude:** 32.6639458412  
**Longitude:** -97.2243442629  
**TAD Map:** 2084-360  
**MAPSCO:** TAR-093V



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

## PROPERTY DATA

**Legal Description:** SWINEY ESTATES Block 1 Lot 4R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40336808  
**Site Name:** SWINEY ESTATES-1-4R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,238  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 99,273  
**Land Acres<sup>\*</sup>:** 2.2790  
**Pool:** Y

<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:**  
BOLANOS VILLANUEVA JAVIER A  
**Primary Owner Address:**  
3909 PANAMA ST  
FOREST HILL, TX 76119

**Deed Date:** 11/27/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223214727](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SYKORA MARION;SYKORA WILLIAM C	1/1/2003	0000000000000000	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	\$545,032	\$148,135	\$693,167	\$693,167
2024	\$545,032	\$148,135	\$693,167	\$693,167
2023	\$609,865	\$148,135	\$758,000	\$495,131
2022	\$417,220	\$125,345	\$542,565	\$450,119
2021	\$340,829	\$68,370	\$409,199	\$409,199
2020	\$340,829	\$68,370	\$409,199	\$409,199

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

There are no exemptions for this property

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.