



Address: [114 ARTHUR DR](#)
City: KENNEDALE
Georeference: 36736-A-3
Subdivision: RUIZ ADDITION
Neighborhood Code: 1L100S

Latitude: 32.65483386
Longitude: -97.2207210839
TAD Map: 2084-356
MAPSCO: TAR-094W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RUIZ ADDITION Block A Lot 3

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

Notice Sent Date: 4/15/2025

Notice Value: \$695,000

Protest Deadline Date: 5/24/2024

Site Number: 40390012
Site Name: RUIZ ADDITION-A-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,085
Percent Complete: 100%
Land Sqft : 244,371
Land Acres^{*}: 5.6100
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:

RUIZ LIVING TRUST

Primary Owner Address:

114 ARTHUR DR
KENNEDEALE, TX 76060

Deed Date: 6/26/2019
Deed Volume:
Deed Page:
Instrument: [D219138949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUIZ LOUIS F;RUIZ MARIA A	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 ⁺
2025	\$248,582	\$346,418	\$595,000	\$448,015
2024	\$348,582	\$346,418	\$695,000	\$407,286
2023	\$573,007	\$346,418	\$919,425	\$370,260
2022	\$341,044	\$293,122	\$634,166	\$336,600
2021	\$242,046	\$63,954	\$306,000	\$306,000
2020	\$242,046	\$63,954	\$306,000	\$306,000

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.