



Address: [1040 FALCON CREEK DR](#)
City: KENNEDALE
Georeference: 13570A-5-8
Subdivision: FALCON WOOD ESTATES
Neighborhood Code: 1L110E

Latitude: 32.6360224214
Longitude: -97.1957878038
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: FALCON WOOD ESTATES
Block 5 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40658171

Site Name: FALCON WOOD ESTATES-5-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,670

Percent Complete: 100%

Land Sqft^{*}: 27,099

Land Acres^{*}: 0.6221

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:

MCBURNEY MARTIN BARRET

MCBURNEY ALISSA LEE

Primary Owner Address:

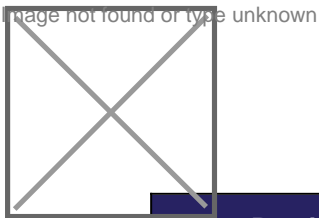
1040 FALCON CREEK DR
KENNEDALE, TX 76060

Deed Date: 7/22/2021

Deed Volume:

Deed Page:

Instrument: [D221222558](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLTHARP BRIAN C	2/23/2006	D206059708	0000000	0000000
SKIP BUTLER BUILDERS INC	4/8/2005	D205106609	0000000	0000000
FALCON WOOD ESTATES INC	1/1/2004	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	\$397,856	\$110,000	\$507,856	\$507,856
2024	\$544,000	\$110,000	\$654,000	\$654,000
2023	\$650,798	\$110,000	\$760,798	\$713,763
2022	\$538,875	\$110,000	\$648,875	\$648,875
2021	\$481,364	\$75,000	\$556,364	\$556,364
2020	\$481,854	\$75,000	\$556,854	\$556,854

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.