



Address: [1036 FALCON CREEK DR](#)
City: KENNEDALE
Georeference: 13570A-5-10
Subdivision: FALCON WOOD ESTATES
Neighborhood Code: 1L110E

Latitude: 32.6367176975
Longitude: -97.1957513763
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 10

Jurisdictions:

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

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: UPTG (00670)

Notice Sent Date: 4/15/2025

Notice Value: \$647,000

Protest Deadline Date: 5/24/2024

Site Number: 40658201

Site Name: FALCON WOOD ESTATES-5-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,290

Percent Complete: 100%

Land Sqft^{*}: 29,406

Land Acres^{*}: 0.6750

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:

RAY RYON

Primary Owner Address:

1036 FALCON CREEK DR
KENNEDEALE, TX 76060-6452

Deed Date: 3/7/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213062382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	4/30/2012	D212137699	0000000	0000000
MARHLINSKI;MARHLINSKI JAMES	8/31/2010	D210217238	0000000	0000000
ALDRIEDGE BUILDING CORP	4/25/2005	D205124032	0000000	0000000
FALCON WOOD ESTATES INC	1/1/2004	00000000000000	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	\$537,000	\$110,000	\$647,000	\$647,000
2024	\$537,000	\$110,000	\$647,000	\$645,535
2023	\$540,000	\$110,000	\$650,000	\$586,850
2022	\$464,198	\$110,000	\$574,198	\$533,500
2021	\$410,000	\$75,000	\$485,000	\$485,000
2020	\$410,000	\$75,000	\$485,000	\$485,000

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.