



**Address:** [1004 BELL OAK DR](#)  
**City:** KENNEDALE  
**Georeference:** 30768-5-22  
**Subdivision:** OAKHILL PARK ADDITION  
**Neighborhood Code:** 1L100L

**Latitude:** 32.657515687  
**Longitude:** -97.2192508259  
**TAD Map:** 2084-360  
**MAPSCO:** TAR-094W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKHILL PARK ADDITION  
Block 5 Lot 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 40992004

**Site Name:** OAKHILL PARK ADDITION-5-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,977

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,751

**Land Acres<sup>\*</sup>:** 0.2008

**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:**

GRANT RYAN W

**Primary Owner Address:**

1004 BELL OAK  
KENNEDALE, TX 76060

**Deed Date:** 3/25/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220075357](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANT RYAN W;JOAQUIN ELINIA L	7/3/2019	<a href="#">D219146397</a>		
HAWK DAVID;HAWK MARTA	4/26/2012	<a href="#">D212105071</a>	0000000	0000000
FREEDOM MORTGAGE CORP	11/2/2011	<a href="#">D211268764</a>	0000000	0000000
FEDERAL NATIONAL MTG ASSN	4/8/2010	<a href="#">D210088471</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	4/6/2010	<a href="#">D210086293</a>	0000000	0000000
RUBIO MANUEL R III	1/29/2008	<a href="#">D208037651</a>	0000000	0000000
IVEY CAROL A	8/22/2007	<a href="#">D207303216</a>	0000000	0000000
SNIKWAH LP	1/1/2006	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	\$272,983	\$75,000	\$347,983	\$347,983
2024	\$351,000	\$75,000	\$426,000	\$426,000
2023	\$379,000	\$75,000	\$454,000	\$393,250
2022	\$323,436	\$75,000	\$398,436	\$357,500
2021	\$260,000	\$65,000	\$325,000	\$325,000
2020	\$260,000	\$65,000	\$325,000	\$325,000

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.