



**Address:** [407 MT PLEASANT CT](#)  
**City:** KENNEDALE  
**Georeference:** 30768-6-13  
**Subdivision:** OAKHILL PARK ADDITION  
**Neighborhood Code:** 1L100L

**Latitude:** 32.659359874  
**Longitude:** -97.2202704108  
**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 6 Lot 13

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40992152

**Site Name:** OAKHILL PARK ADDITION-6-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,387

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,001

**Land Acres<sup>\*</sup>:** 0.2295

**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:**

TRAN HAO N

**Primary Owner Address:**

407 MT PLEASANT CT  
KENNEDALE, TX 76060

**Deed Date:** 6/3/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222144596](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	6/3/2022	<a href="#">D222144595</a>		
MACFADYEN DORENE;MACFADYEN SCOTT	9/18/2020	<a href="#">D220239386</a>		
DAVIS CHARLES F;DAVIS MILDRED	10/17/2012	<a href="#">D212258579</a>	0000000	0000000
FIRST TEXAS HOMES INC	12/19/2011	<a href="#">D211313261</a>	0000000	0000000
SNIKWAH LP	1/1/2006	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 <sup>+</sup>
2025	\$593,028	\$75,000	\$668,028	\$668,028
2024	\$593,028	\$75,000	\$668,028	\$668,028
2023	\$505,268	\$75,000	\$580,268	\$580,268
2022	\$475,992	\$75,000	\$550,992	\$550,992
2021	\$439,010	\$65,000	\$504,010	\$504,010
2020	\$384,817	\$65,000	\$449,817	\$449,817

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.