



**Address:** [1039 FOX WOOD DR](#)  
**City:** KENNEDALE  
**Georeference:** 13570A-4-1  
**Subdivision:** FALCON WOOD ESTATES  
**Neighborhood Code:** 1L110E

**Latitude:** 32.636724638  
**Longitude:** -97.1977534646  
**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 4 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** ROBERT OLA COMPANY LLC dba OLA TAX (00955)

**Protest Deadline Date:** 7/12/2024

**Site Number:** 41253639  
**Site Name:** FALCON WOOD ESTATES-4-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,281  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 23,400  
**Land Acres<sup>\*</sup>:** 0.5371  
**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:**  
MANASSE FAMILY LIVING TRUST  
**Primary Owner Address:**  
1039 FOX WOOD DR  
KENNEDEALE, TX 76060

**Deed Date:** 10/9/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219231253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANASSE ROBERT	10/18/2016	<a href="#">D216246221</a>		
HAUB JENNIFER;HAUB RICHARD	1/9/2013	<a href="#">D213009236</a>	0000000	0000000
FALCON WOOD ESTATES INC	1/1/2007	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	\$529,197	\$110,000	\$639,197	\$639,197
2024	\$577,000	\$110,000	\$687,000	\$687,000
2023	\$0	\$110,000	\$110,000	\$110,000
2022	\$0	\$87,750	\$87,750	\$87,750
2021	\$0	\$75,000	\$75,000	\$75,000
2020	\$0	\$75,000	\$75,000	\$75,000

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.