

Tarrant Appraisal District

Property Information | PDF

Account Number: 41253728

Address: 1158 HUNTERS HAVEN DR

City: KENNEDALE

Georeference: 13570A-6-3

Subdivision: FALCON WOOD ESTATES

Neighborhood Code: 1L110E

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

## **PROPERTY DATA**

Legal Description: FALCON WOOD ESTATES

Block 6 Lot 3

Jurisdictions:

CITY OF KENNEDALE (014) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KENNEDALE ISD (914)

State Code: A Year Built: 2015

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41253728

Latitude: 32.6347726818

**TAD Map:** 2090-352 **MAPSCO:** TAR-108L

Longitude: -97.1982342966

**Site Name:** FALCON WOOD ESTATES-6-3 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 4,844
Percent Complete: 100%

Land Sqft\*: 21,780 Land Acres\*: 0.5000

Pool: Y

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

CHILDRESS KARA

CHILDRESS MICHAEL SCOTT

**Primary Owner Address:** 

1158 HUNTERS HAVEN DR KENNEDALE, TX 76060 **Deed Date: 10/3/2016** 

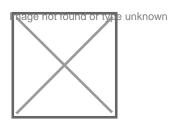
Deed Volume: Deed Page:

**Instrument:** D216234039

| Previous Owners           | Date      | Instrument     | Deed Volume | Deed Page |
|---------------------------|-----------|----------------|-------------|-----------|
| JOHNSTON CUSTOM HOMES INC | 10/5/2015 | D215229760     |             |           |
| FALCON WOOD ESTATES INC   | 1/1/2007  | 00000000000000 | 0000000     | 0000000   |

07-05-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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 | \$764,496          | \$110,000   | \$874,496    | \$874,496        |
| 2024 | \$764,496          | \$110,000   | \$874,496    | \$874,496        |
| 2023 | \$838,269          | \$110,000   | \$948,269    | \$833,690        |
| 2022 | \$676,096          | \$110,000   | \$786,096    | \$757,900        |
| 2021 | \$614,000          | \$75,000    | \$689,000    | \$689,000        |
| 2020 | \$611,945          | \$75,000    | \$686,945    | \$686,945        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

07-05-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.