



**Address:** [116 FALCON CREST DR](#)  
**City:** KENNEDALE  
**Georeference:** 13568L-1-5  
**Subdivision:** FALCON CREST ESTS  
**Neighborhood Code:** 1L100V

**Latitude:** 32.6389318378  
**Longitude:** -97.1972168945  
**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 CREST ESTS Block 1  
Lot 5

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$721,700

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

**Site Number:** 800025706

**Site Name:** FALCON CREST ESTS 1 5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,739

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 25,732

**Land Acres<sup>\*</sup>:** 0.5907

**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:**

DIXON MELODY GWEN

**Primary Owner Address:**

116 FALCON CREST DR  
KENNEDALE, TX 76060

**Deed Date:** 12/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220346134](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON HOLDINGS INC	10/25/2018	<a href="#">D218240984</a>		
AFFILIATED BANK	6/5/2018	<a href="#">D218124295</a>		

## 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	\$611,700	\$110,000	\$721,700	\$721,700
2024	\$611,700	\$110,000	\$721,700	\$695,750
2023	\$591,000	\$110,000	\$701,000	\$632,500
2022	\$465,000	\$110,000	\$575,000	\$575,000
2021	\$652,811	\$55,000	\$707,811	\$707,811
2020	\$0	\$38,500	\$38,500	\$38,500

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.