



Address: [1309 TUCKER LN](#)
City: KENNEDALE
Georeference: 24612-C-3
Subdivision: MAGNOLIA HILLS
Neighborhood Code: 1L1007

Latitude: 32.6447446126
Longitude: -97.2010127492
TAD Map: 2090-352
MAPSCO: TAR-108C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MAGNOLIA HILLS Block C 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: 2022
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$489,000
Protest Deadline Date: 5/24/2024

Site Number: 800059176
Site Name: MAGNOLIA HILLS Block C Lot 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,818
Percent Complete: 100%
Land Sqft^{*}: 7,500
Land Acres^{*}: 0.1722
Pool: N

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
VU TAI
DOAN QUYNH CHAU
Primary Owner Address:
1309 TUCKER LN
KENNEDEALE, TX 76060

Deed Date: 11/4/2022
Deed Volume:
Deed Page:
Instrument: [D222264483](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| WINDSOR HOMES CUMBERLAND LLC | 9/16/2021 | D221271216 | | |



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 | \$385,000 | \$75,000 | \$460,000 | \$460,000 |
| 2024 | \$414,000 | \$75,000 | \$489,000 | \$467,853 |
| 2023 | \$355,321 | \$70,000 | \$425,321 | \$425,321 |
| 2022 | \$0 | \$49,000 | \$49,000 | \$49,000 |
| 2021 | \$0 | \$49,000 | \$49,000 | \$49,000 |
| 0 | \$0 | \$0 | \$0 | \$0 |

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.