



**Address:** [1209 COLLETT SUBLETT RD](#)  
**City:** KENNEDALE  
**Georeference:** 24612-E-3  
**Subdivision:** MAGNOLIA HILLS  
**Neighborhood Code:** 1L1007

**Latitude:** 32.6461505886  
**Longitude:** -97.1999956074  
**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 E 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:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$456,634

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

**Site Number:** 800059220

**Site Name:** MAGNOLIA HILLS Block E Lot 3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,841

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,100

**Land Acres<sup>\*</sup>:** 0.1400

**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:**

LE VU HOANG

LEE MANI

**Primary Owner Address:**

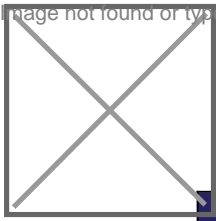
1209 COLLETT SUBLETT RD  
KENNEDALE, TX 76060

**Deed Date:** 5/20/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224096677](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE HOANG V;LEE MANI	10/26/2022	<a href="#">D222258213</a>		
IMPRESSION HOMES LLC	2/26/2021	<a href="#">D221059738</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	\$309,897	\$75,000	\$384,897	\$384,897
2024	\$381,634	\$75,000	\$456,634	\$456,634
2023	\$387,471	\$70,000	\$457,471	\$457,471
2022	\$370,779	\$70,000	\$440,779	\$440,779
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

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.