



Address: [1305 SAMUELS CT](#)
City: KENNEDALE
Georeference: 24612-E-29
Subdivision: MAGNOLIA HILLS
Neighborhood Code: 1L1007

Latitude: 32.6425983095
Longitude: -97.1999181244
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: MAGNOLIA HILLS Block E Lot 29

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

Protest Deadline Date: 5/24/2024

Site Number: 800059235
Site Name: MAGNOLIA HILLS Block E Lot 29
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,858
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:

ARIZMENDI ESMERALDA
ARIZMENDI LISETTE

Primary Owner Address:

1305 SAMUELS CT
KENNEDALE, TX 76060

Deed Date: 1/20/2022
Deed Volume:
Deed Page:
Instrument: [D222020245](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	6/15/2021	D221171729		

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	\$350,665	\$75,000	\$425,665	\$425,665
2024	\$350,665	\$75,000	\$425,665	\$425,665
2023	\$320,000	\$70,000	\$390,000	\$390,000
2022	\$291,632	\$70,000	\$361,632	\$361,632
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.