



**KENNEDALE**  
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**TOWNCENTER DEVELOPMENT DISTRICT  
AGENDA  
BOARD OF DIRECTORS - REGULAR MEETING  
November 1, 2016  
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE  
REGULAR SESSION - 6:30 PM**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. MINUTES APPROVAL**

A. Consider approval of minutes from October 27, 2015 meeting

**IV. REGULAR ITEMS**

A. Consider setting an assessment rate and values for Fiscal Year 2016-2017 for the Kennedale TownCenter.

**V. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

**CERTIFICATION**

I certify that a copy of the November 1, 2016, TownCenter Development District agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

Leslie Galloway, City Secretary



## STAFF REPORT TO THE BOARD OF DIRECTORS

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**Date:** November 1, 2016

**Agenda Item No:** MINUTES APPROVAL - A.

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**I. Subject:**

Consider approval of minutes from October 27, 2015 meeting

**II. Originated by:**

**III. Summary:**

Minutes for your approval

**IV. Recommendation:**

**V. Alternative Actions:**

**VI. Attachments:**

1.	TownCenter	2015_10.27 TDD Minutes.pdf
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**TOWNCENTER DEVELOPMENT DISTRICT  
MINUTES  
BOARD OF DIRECTORS - REGULAR MEETING  
October 27, 2015  
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

**I. CALL TO ORDER**

Chair Robert Mundy called the meeting to order at 6:30 p.m.

**II. ROLL CALL**

**Present:** Robert Mundy, Brian Johnson, and Mark Yeary

**Absent:** Frank Fernandez and Kelly Turner

**III. MINUTES APPROVAL**

A. Consider approval of minutes from October 28, 2014 meeting.

**Motion** To approve the minutes as presented. **Action** approve, **Moved By** Brian Johnson, **Seconded By** Mark Yeary.

**Motion Passed Unanimously**

**IV. REGULAR ITEMS**

A. Consider setting an assessment rate and values for Fiscal Year 2015-2016 for the Kennedale TownCenter.

**Motion** To set the fiscal year 2015-2016 assessment rate at 2.895621 based on the values of \$3,372,865.

**Action** Approve, **Moved By** Robert Mundy, **Seconded By** Brian Johnson

**Motion Passed Unanimously**

**IV. ADJOURNMENT**

**Motion** To adjourn **Action** Adjourn, **Moved By** Mark Yeary, **Seconded By** Brian Johnson.

**Motion Passed Unanimously**

The meeting was adjourned at 6:32 p.m.

APPROVED:

ATTEST:

\_\_\_\_\_  
Board President, Robert Mundy

\_\_\_\_\_  
Deputy City Secretary, Kathy Moore



**Date:** November 1, 2016

**Agenda Item No:** REGULAR ITEMS - A.

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**I. Subject:**

Consider setting an assessment rate and values for Fiscal Year 2016-2017 for the Kennedale TownCenter.

**II. Originated by:**

Finance Director, Director of Finance & IT  
Bob Hart

**III. Summary:**

City can expect Kennedale TownCenter (our management company) to bill our tenants a total of \$9,102 and \$4,818 (\$13,920 total) for MMD Assessments based on 2013 assessed valuations (using 2013 instead of 2015) per \$100 from the Tarrant County Appraisal District, as well as \$1,664 (\$1,372 + \$292) for Insurance. The city will receive funds from Kennedale TownCenter over the fiscal year in our monthly income check.

Also, the City can expect \$42,851 from TownCenter LLP (owner of Building 5) for MMD Assessments based on 2013 assessed valuations (using 2013 instead of 2015) per \$100 from the Tarrant County Appraisal District. Building 5 tenants do not belong to City; thus, we bill TownCenter LLP directly. The city does not bill them for insurance. They carry their own property/liability/personal/business loss insurance with City as an "additional insured."

Please see the attached information.

**IV. Recommendation:**

Approve

**V. Alternative Actions:**

**VI. Attachments:**

1.	MMD & Insurance Assessment	2016 MMD_ Insurance Assessment.pdf
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**CITY OF KENNEDALE**

**INVOICE**

**FROM/DEPT:** Kennedale Municipal Management Districk (MMD)  
 405 Municipal Drive  
 Kennedale, Texas 76060  
 (817) 985-2110

**INVOICE NO:** 2016101301-1  
**DATE:** 10/01/16  
**CUSTOMER ID:**

**TO:** Kennedale TownCenter LLP  
 201 W. Kennedale Pkwy.  
 Kennedale, Texas 76060

CONTACT	JOB	PAYMENT TERMS	DUE DATE
Krystal Crump, Finance Director	See Attached PDF Itemization	Due Upon Receipt	Upon Receipt

QUANTITY	UNIT		UNIT PRICE	LINE TOTAL
<b>% SHARE</b>	<b>SQ FT</b>	<b>BUSINESS</b>		
32.7%	3000	Doctor's Office (Vacated)	\$ 11,167	\$ 11,167
15.3%	1400	Subway	\$ 5,211	\$ 5,211
15.3%	1400	Ace Cash (Vacated August 2015)	\$ -	\$ -
10.9%	1972	Dental Office	\$ 7,341	\$ 7,341
15.3%	1400	Beauty Salon	\$ 5,211	\$ 5,211
		<b>THIS IS A REBILL GIVEN DIRECTION RECEIVED FROM BOB HART, CITY MANAGER. PLEASE SEE ATTACHED SPREADSHEET FOR DETAILS.</b>		

**SUBTOTAL:** \$ 28,931.06

**COMMENTS:** ANNUAL MMD ASSESSMENT DUE TO KEDC FOR  
 TOWNCENTER BUILDING 5. BILLED EVERY OCT.  
 FOR TAX YEAR 2016 (OCT 01, 2016 - SEP 30, 2017).

**SALES TAX (IF APPLICABLE):** -  
**TOTAL:** \$ 28,931.06

Please Make All Check Payable To: CITY OF KENNEDALE  
 Unless Specified Above Payment Term: DUE UPON RECEIPT  
 THANK YOU FOR YOUR BUSINESS!

MMD Insurance Assessment  
FY2016-17

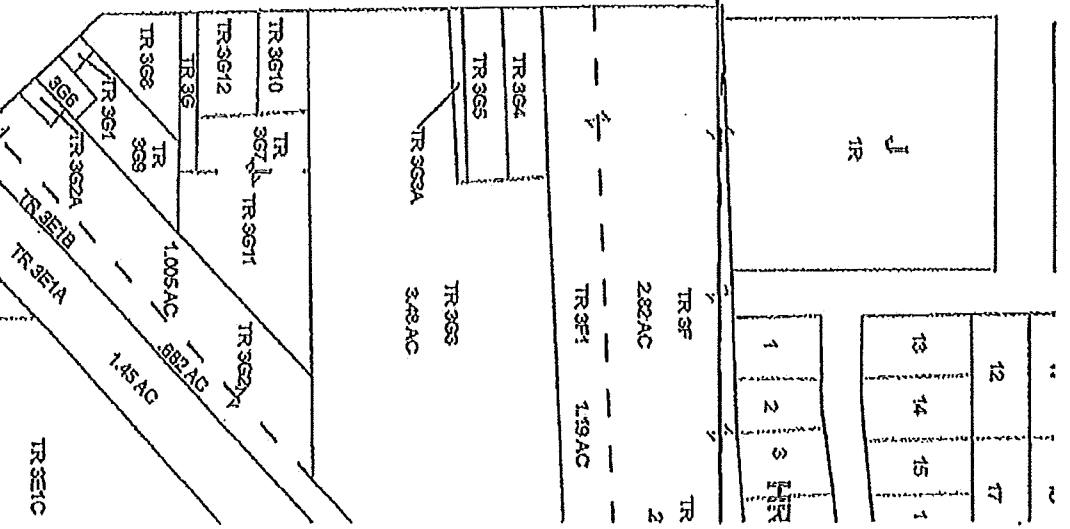
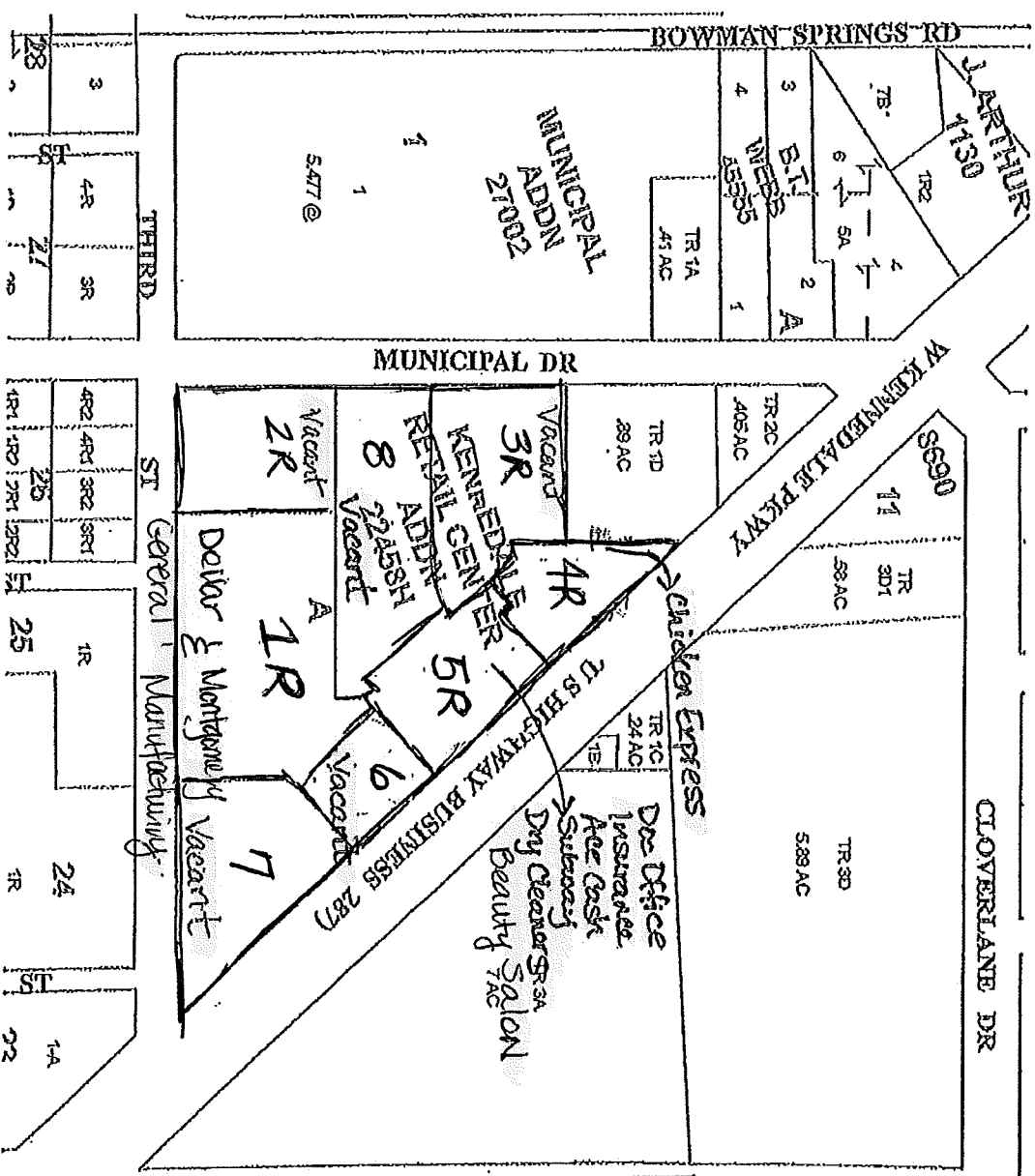
ENTITY	*2013 TAX RATE	2014 TAX RATE	2015 TAX RATE	2015 TAX RATE	* PER BOB'S INSTRUCTION, HE WANTED THE CITY TO USE THE SAME 2013 TAX RATE AND VALUES FOR THE FY16-17 MMD ASSESSMENT.
Kennedale	\$ 0.747500	\$ 0.747500	\$ 0.767500	\$ 0.767500	
Kennedale Independent School District	\$ 1.492068	\$ 1.514717	\$ 1.486724	\$ 1.486724	
Tarrant County	\$ 0.264000	\$ 0.264000	\$ 0.264000	\$ 0.254000	
Tarrant County Hospital	\$ 0.227897	\$ 0.227897	\$ 0.227897	\$ 0.227897	
Tarrant County College	\$ 0.149500	\$ 0.149500	\$ 0.149500	\$ 0.144730	
<b>TOTAL</b>	<b>\$ 2.880965</b>	<b>\$ 2.903614</b>	<b>\$ 2.895621</b>	<b>\$ 2.880851</b>	

TAD ACCOUNT NUMBER/TRACT	*2013 VALUES	NOTES	2014 VALUES	2015 VALUES	2016 VALUES
41494407 (1R) EDC OWNED	\$ 1,431,342	See Below	\$ 2,819,310	\$ 2,819,310	\$ 3,426,546
41494415 (2R) EDC OWNED	\$ 41,334	Vacant	\$ 41,334	\$ 41,334	\$ 99,201
41494423 (3R) EDC OWNED	\$ 94,860	Vacant	\$ 94,860	\$ 106,676	\$ 128,823
41569814 (4R1) EDC OWNED	\$ 167,244	See Below	\$ 271,500	\$ 271,500	\$ 760,200
41569822 (5R) EDC OWNED	\$ 1,185,107	See Below	\$ 2,870,474	\$ 2,870,474	\$ 2,294,000
41494466 (6) EDC OWNED	\$ 19,470	Vacant	\$ 19,470	\$ 19,470	\$ 77,880
41494474 (7) EDC OWNED	\$ 224,000	Vacant	\$ 104,070	\$ 51,070	\$ 204,280
41547799 (8R) CITY OWNED	\$ 209,508	Vacant	\$ 250,000	\$ 291,184	\$ 380,250
<b>TOTAL</b>	<b>\$ 3,372,865</b>		<b>\$ 6,471,018</b>	<b>\$ 6,471,018</b>	<b>\$ 7,371,180</b>

MUNICIPAL MANAGEMENT DISTRICT	BUSINESS	% SHARE	SQ FT	MMD ASSESSMENT DUE	INSURANCE DUE	REMARK
1R	Vacant	0.000000%	-	\$ -	\$ -	- NORMALLY WOULD PAY TAXES TO KENNEDALE TOWNCENTER LLP MONTHLY, AND THEN CITY RECEIVES FROM KENNEDALE TOWNCENTER LLP IN REVENUE CHECK.
	Dollar General	22.0717%	-	\$ 9,102	\$ 1,372	PAYS TAXES AND INSURANCE TO KENNEDALE TOWNCENTER LLP YEARLY. PAYS CAM TO KENNEDALE TOWNCENTER LLP MONTHLY. CITY THEN RECEIVES FROM KENNEDALE TOWNCENTER LLP IN REVENUE CHECK.
	<b>SUBTOTAL</b>			<b>\$ 9,102</b>	<b>\$ 1,372</b>	
4R1	Chicken Express	100.0%	-	\$ 4,818	\$ 292	PAYS TAXES, INSURANCE AND CAM TO KENNEDALE TOWNCENTER LLP MONTHLY. CITY THEN RECEIVES FROM KENNEDALE TOWNCENTER LLP IN REVENUE CHECK. ABATEMENT
	<b>SUBTOTAL</b>			<b>\$ 4,818</b>	<b>\$ 292</b>	
5R	Doctor's Office	32.7%	3000	\$ 11,167	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. KENNEDALE TOWNCENTER LLP MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Subway	15.3%	1400	\$ 5,211	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. KENNEDALE TOWNCENTER LLP MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Vacant	0.0%	1400	\$ -	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. KENNEDALE TOWNCENTER LLP MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Dental Office	21.5%	1972	\$ 7,341	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. KENNEDALE TOWNCENTER LLP MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Beauty Salon	15.3%	1400	\$ 5,211	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. KENNEDALE TOWNCENTER LLP MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	<b>SUBTOTAL</b>			<b>100%</b>	<b>9172</b>	<b>\$ 28,931</b>
<b>GRAND TOTAL</b>				<b>\$ 42,851</b>	<b>\$ 1,664</b>	





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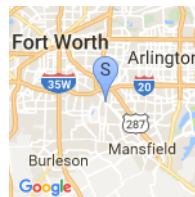
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## Tarrant Appraisal District Real Estate

**08/03/2016**

**Account Number:** 41494407  
**Georeference:** [22458H-A-1R](#)  
**Property Location:** 109 W KENNEDALE PKWY, KENNEDALE, 76060



**Owner Information:** KENNEDALE ECONOMIC DEV CORP  
 405 MUNICIPAL DR  
 KENNEDALE TX 76060-2249

**Legal Description:** KENNEDALE RETAIL CENTER ADDN  
 Block: A Lot: 1R

**Taxing Jurisdictions:** 014 CITY OF KENNEDALE  
 220 TARRANT COUNTY  
 914 KENNEDALE ISD  
 224 TARRANT COUNTY HOSPITAL  
 225 TARRANT COUNTY COLLEGE

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

### Certified Values for Tax Year 2016

	Land	Impr	2016 Total ††
<b>Market Value</b>	\$213,735	\$3,212,811	\$3,426,546
<b>Appraised Value †</b>	\$213,735	\$3,212,811	\$3,426,546
<b>Gross Building Area †††</b>			43,374
<b>Net Leasable Area †††</b>			43,374
<b>Land SqFt ♦</b>			71,245
<b>Land Acres ♦</b>			1.6355

† Appraised value may be less than market value due to state-mandated limitations on value increases  
 †† A zero value indicates that the property record has not yet been completed for the indicated tax year  
 ††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

### 5-Year Value History

Tax Year	2015
Appraised Land	\$89,056
Appraised Impr	\$2,730,254
Appraised Total	\$2,819,310
Market Land	\$89,056
Market Impr	\$2,730,254



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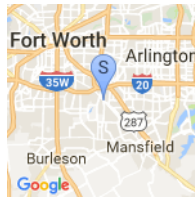
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## Tarrant Appraisal District Real Estate

**08/03/2016**

**Account Number:** 41494415  
**Georeference:** [22458H-A-2R](#)  
**Property Location:** 121 W KENNEDALE PKWY, KENNEDALE, 76060



**Owner Information:** KENNEDALE ECONOMIC DEV CORP  
 405 MUNICIPAL DR  
 KENNEDALE TX 76060-2249

**Legal Description:** KENNEDALE RETAIL CENTER ADDN  
 Block: A Lot: 2R

**Taxing Jurisdictions:** 014 CITY OF KENNEDALE  
 220 TARRANT COUNTY  
 914 KENNEDALE ISD  
 224 TARRANT COUNTY HOSPITAL  
 225 TARRANT COUNTY COLLEGE

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### Certified Values for Tax Year 2016

	Land	Impr	2016 Total ††
<b>Market Value</b>	\$99,201	\$0	\$99,201
<b>Appraised Value †</b>	\$99,201	\$0	\$99,201
<b>Gross Building Area †††</b>			0
<b>Net Leasable Area †††</b>			0
<b>Land SqFt ♦</b>			33,067
<b>Land Acres ♦</b>			0.7591

† Appraised value may be less than market value due to state-mandated limitations on value increases  
 †† A zero value indicates that the property record has not yet been completed for the indicated tax year  
 ††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

### 5-Year Value History

Tax Year	2015
Appraised Land	\$41,334
Appraised Impr	\$0
Appraised Total	\$41,334
Market Land	\$41,334
Market Impr	\$0



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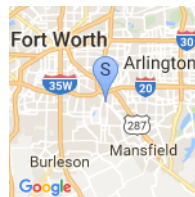
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## Tarrant Appraisal District Real Estate

**08/03/2016**

**Account Number:** 41494423  
**Georeference:** [22458H-A-3R](#)  
**Property Location:** 223 W KENNEDALE PKWY, KENNEDALE, 76060



**Owner Information:** KENNEDALE ECONOMIC DEV CORP  
 405 MUNICIPAL DR  
 KENNEDALE TX 76060-2249

**Legal Description:** KENNEDALE RETAIL CENTER ADDN  
 Block: A Lot: 3R

**Taxing Jurisdictions:** 014 CITY OF KENNEDALE  
 220 TARRANT COUNTY  
 914 KENNEDALE ISD  
 224 TARRANT COUNTY HOSPITAL  
 225 TARRANT COUNTY COLLEGE

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### Certified Values for Tax Year 2016

	Land	Impr	2016 Total ††
<b>Market Value</b>	\$128,823	\$0	\$128,823
<b>Appraised Value †</b>	\$128,823	\$0	\$128,823
<b>Gross Building Area †††</b>			0
<b>Net Leasable Area †††</b>			0
<b>Land SqFt ♦</b>			42,941
<b>Land Acres ♦</b>			0.9857

† Appraised value may be less than market value due to state-mandated limitations on value increases  
 †† A zero value indicates that the property record has not yet been completed for the indicated tax year  
 ††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

### 5-Year Value History

Tax Year	2015
Appraised Land	\$53,676
Appraised Impr	\$53,000
Appraised Total	\$106,676
Market Land	\$53,676
Market Impr	\$53,000



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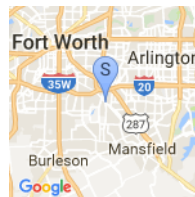


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## Tarrant Appraisal District Real Estate 08/03/2016

**Account Number:** 41494466  
**Georeference:** [22458H-A-6](#)  
**Property Location:** 111 W KENNEDALE PKWY, KENNEDALE, 76060



**Owner Information:** KENNEDALE ECONOMIC DEV CORP  
 405 MUNICIPAL DR  
 KENNEDALE TX 76060-2249

**Legal Description:** KENNEDALE RETAIL CENTER ADDN  
 Block: A Lot: 6

**Taxing Jurisdictions:** 014 CITY OF KENNEDALE  
 220 TARRANT COUNTY  
 914 KENNEDALE ISD  
 224 TARRANT COUNTY HOSPITAL  
 225 TARRANT COUNTY COLLEGE

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### Certified Values for Tax Year 2016

	Land	Impr	2016 Total ††
<b>Market Value</b>	\$77,880	\$0	\$77,880
<b>Appraised Value †</b>	\$77,880	\$0	\$77,880
<b>Gross Building Area †††</b>			0
<b>Net Leasable Area †††</b>			0
<b>Land SqFt ♦</b>			15,576
<b>Land Acres ♦</b>			0.3575

† Appraised value may be less than market value due to state-mandated limitations on value increases  
 †† A zero value indicates that the property record has not yet been completed for the indicated tax year  
 ††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

### 5-Year Value History

Tax Year	2015
Appraised Land	\$19,470
Appraised Impr	\$0
Appraised Total	\$19,470
Market Land	\$19,470
Market Impr	\$0



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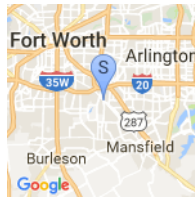
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## Tarrant Appraisal District Real Estate

**08/03/2016**

**Account Number:** 41494474  
**Georeference:** [22458H-A-7](#)  
**Property Location:** 113 W KENNEDALE PKWY, KENNEDALE, 76060



**Owner Information:** KENNEDALE ECONOMIC DEV CORP  
 405 MUNICIPAL DR  
 KENNEDALE TX 76060-2249

**Legal Description:** KENNEDALE RETAIL CENTER ADDN  
 Block: A Lot: 7

**Taxing Jurisdictions:** 014 CITY OF KENNEDALE  
 220 TARRANT COUNTY  
 914 KENNEDALE ISD  
 224 TARRANT COUNTY HOSPITAL  
 225 TARRANT COUNTY COLLEGE

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### Certified Values for Tax Year 2016

	Land	Impr	2016 Total ††
<b>Market Value</b>	\$204,280	\$0	\$204,280
<b>Appraised Value †</b>	\$204,280	\$0	\$204,280
<b>Gross Building Area †††</b>			0
<b>Net Leasable Area †††</b>			0
<b>Land SqFt ♦</b>			40,856
<b>Land Acres ♦</b>			0.9379

† Appraised value may be less than market value due to state-mandated limitations on value increases  
 †† A zero value indicates that the property record has not yet been completed for the indicated tax year  
 ††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

### 5-Year Value History

Tax Year	2015
Appraised Land	\$51,070
Appraised Impr	\$0
Appraised Total	\$51,070
Market Land	\$51,070
Market Impr	\$0



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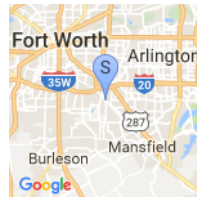
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## Tarrant Appraisal District Real Estate

**08/03/2016**

**Account Number:** 41547799  
**Georeference:** [22458H-A-8R](#)  
**Property Location:** 115 W KENNEDALE PKWY, KENNEDALE, 76060



**Owner Information:** KENNEDALE CITY OF  
 405 MUNICIPAL DR  
 KENNEDALE TX 76060-2249

**Legal Description:** KENNEDALE RETAIL CENTER ADDN  
 Block: A Lot: 8R

**Taxing Jurisdictions:** 014 CITY OF KENNEDALE  
 220 TARRANT COUNTY  
 914 KENNEDALE ISD  
 224 TARRANT COUNTY HOSPITAL  
 225 TARRANT COUNTY COLLEGE

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### Certified Values for Tax Year 2016

	Land	Impr	2016 Total ††
<b>Market Value</b>	\$227,208	\$153,042	\$380,250
<b>Appraised Value †</b>	\$227,208	\$153,042	\$380,250
<b>Gross Building Area †††</b>			1,521
<b>Net Leasable Area †††</b>			1,521
<b>Land SqFt ♦</b>			75,736
<b>Land Acres ♦</b>			1.7386

† Appraised value may be less than market value due to state-mandated limitations on value increases  
 †† A zero value indicates that the property record has not yet been completed for the indicated tax year  
 ††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

### 5-Year Value History

Tax Year	2015
Appraised Land	\$94,670
Appraised Impr	\$196,514
Appraised Total	\$291,184
Market Land	\$94,670
Market Impr	\$196,514



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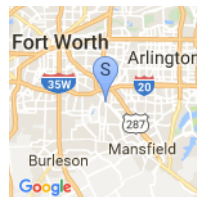
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## Tarrant Appraisal District Real Estate

**08/03/2016**

**Account Number:** 41569814  
**Georeference:** [22458H-A-4R1](#)  
**Property Location:** 107 W KENNEDALE PKWY, KENNEDALE, 76060



**Owner Information:** KENNEDALE ECONOMIC DEV CORP  
 405 MUNICIPAL DR  
 KENNEDALE TX 76060-2249

**Legal Description:** KENNEDALE RETAIL CENTER ADDN  
 Block: A Lot: 4R1

**Taxing Jurisdictions:** 014 CITY OF KENNEDALE  
 220 TARRANT COUNTY  
 914 KENNEDALE ISD  
 224 TARRANT COUNTY HOSPITAL  
 225 TARRANT COUNTY COLLEGE

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### Certified Values for Tax Year 2016

	Land	Impr	2016 Total ††
<b>Market Value</b>	\$106,965	\$653,235	\$760,200
<b>Appraised Value †</b>	\$106,965	\$653,235	\$760,200
<b>Gross Building Area †††</b>			2,172
<b>Net Leasable Area †††</b>			2,172
<b>Land SqFt ♦</b>			21,393
<b>Land Acres ♦</b>			0.4911

† Appraised value may be less than market value due to state-mandated limitations on value increases  
 †† A zero value indicates that the property record has not yet been completed for the indicated tax year  
 ††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

### 5-Year Value History

Tax Year	2015
Appraised Land	\$26,741
Appraised Impr	\$244,759
Appraised Total	\$271,500
Market Land	\$26,741
Market Impr	\$244,759



making it convenient for you



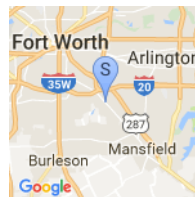
\*\* Texas Property Tax Code Section 25.027 prohibits this website from indicating that a property owner is 65 years of age or older \*\*

[View or Print PDF](#)

## Tarrant Appraisal District Real Estate

09/19/2016

**Account Number:** 41569822  
**Georeference:** [22458H-A-5R](#)  
**Property Location:** 105 W KENNEDALE PKWY, KENNEDALE, 76060



**Owner Information:** KENNEDALE ECONOMIC DEV CORP  
 405 MUNICIPAL DR  
 KENNEDALE TX 76060-2249

**Legal Description:** KENNEDALE RETAIL CENTER ADDN  
 Block: A Lot: 5R

**Taxing Jurisdictions:** 014 CITY OF KENNEDALE  
 220 TARRANT COUNTY  
 914 KENNEDALE ISD  
 224 TARRANT COUNTY HOSPITAL  
 225 TARRANT COUNTY COLLEGE

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

### Certified Values for Tax Year 2016

	Land	Impr	2016 Total ††
<b>Market Value</b>	\$91,566	\$2,202,434	\$2,294,000
<b>Appraised Value †</b>	\$91,566	\$2,202,434	\$2,294,000
<b>Gross Building Area †††</b>			9,176
<b>Net Leasable Area †††</b>			9,176
<b>Land SqFt ♦</b>			30,522
<b>Land Acres ♦</b>			0.7006

† Appraised value may be less than market value due to state-mandated limitations on value increases  
 †† A zero value indicates that the property record has not yet been completed for the indicated tax year  
 ††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

### 5-Year Value History

Tax Year	2015
Appraised Land	\$38,153
Appraised Impr	\$2,832,321
Appraised Total	\$2,870,474
Market Land	\$38,153
Market Impr	\$2,832,321

ID	Address Line 1	Building Description	Building Value	Contents Value	Annual Contribution
1	150 N Little School Rd	T2 Chlorine House	\$3,840.49	\$6,000.00	\$6.05
2	518 Crestview Dr	T1 Chlorine House	\$3,840.49	\$6,000.00	\$6.05
3	200 Village St	Ball Fields/Fence/Backstops	\$10,379.71	\$0.00	\$4.94
6	100 E Clover Ln	Fire Department	\$1,207,678.91	\$700,000.00	\$2,656.38
7	100 E Clover Ln	Gas Pump Fuel Master	\$25,949.27	\$0.00	\$12.02
8	100 E Clover Ln	Gas Storage Tank	\$10,379.71	\$0.00	\$4.81
9	500 S Gail Dr	T3 350k gal Ground Water Tank	\$395,051.65	\$0.00	\$187.96
12	201 N New Hope Rd	Old Chamber	\$142,824.77	\$168,000.00	\$402.40
13	518 Crestview Dr	T1 Maintenance Bldg	\$45,774.51	\$20,000.00	\$70.55
14	401 Municipal Dr	Police Center/Jail	\$1,237,572.47	\$1,500,000.00	\$10,051.60
16	518 Crestview Dr	T1 Pump House/Booster	\$20,240.43	\$50,000.00	\$102.65
18	420 N Bowman Springs Rd	Senior Citizen Center	\$287,725.48	\$52,000.00	\$683.02
19	7699 IH 20	Sewer Telemetry Station	\$41,518.83	\$0.00	\$19.23
20	150 N Little School Rd	T2 Water Operations Bldg	\$164,829.75	\$85,000.00	\$346.55
21	150 N Little School Rd	T2 720k gal Tower Standpipe	\$869,092.87	\$0.00	\$413.51
22	301 E Mistletoe Dr	P2 Well w/Pump	\$77,847.80	\$0.00	\$36.06
23	150 N Little School Rd	T2 Well w/Pump	\$384,049.16	\$0.00	\$177.90
24	518 Crestview Dr	T1/P1 Wells w/Pump	\$181,644.87	\$0.00	\$84.14
25	200 S Village St	Restroom	\$27,402.43	\$5,000.00	\$65.14
26	150 N Little School Rd	T2 Administration Bldg	\$59,268.13	\$30,000.00	\$83.57
27	500 Gail Dr	T3 Pump House/Booster	\$27,402.43	\$50,000.00	\$47.76
28	200 S Village St	Concession/Restroom	\$53,144.10	\$9,000.00	\$125.04
29	150 N Little School Rd	T2 Storage Bldg	\$1,868.35	\$0.00	\$3.48
30	150 N Little School Rd	T2 Electric Control	\$2,491.13	\$65,000.00	\$102.01
31	200 S Village St	Score Boards	\$9,341.74	\$0.00	\$4.44
32	1121 Border Ln	T4 Well w/Pump	\$463,862.88	\$0.00	\$214.87
33	1121 Border Ln	T4 Pump House/Booster	\$57,607.37	\$66,100.00	\$176.39
34	1121 Border Ln	T4 500k gal Ground Water Tank	\$514,833.47	\$0.00	\$244.95
35	405 Municipal Dr	City Hall	\$2,296,821.57	\$500,000.00	\$2,634.97
36	500 Gail Dr	T3 1M gal Elevated Water Tank	\$2,223,852.23	\$0.00	\$1,167.68
37	518 Crestview Dr	T1 750k gal Ground Water Tank	\$661,394.93	\$0.00	\$314.69
39	100 E Clover Ln	Generator	\$25,537.19	\$0.00	\$11.83
40	401 Municipal Dr	Emer Power Generator	\$26,144.41	\$0.00	\$12.11
41	316 W 3rd St	Library/Community Ctr	\$757,199.63	\$550,000.00	\$2,271.79
42	224 S New Hope Rd	Restroom Facility	\$74,733.89	\$0.00	\$39.43
44	109 & 113 W Kennedale Pkwy (Shopping Center)	Shopping Center	\$5,072,355.23	\$0.00	\$6,215.20
45	223 W Kennedale Pkwy	Restaurant	\$275,373.63	\$0.00	\$292.23
48	1150 Fawn Meadow Trl	Playground Equip/Benches/Tables	\$207,594.14	\$0.00	\$98.77
49	405 Municipal Dr	Pavilion	\$31,346.72	\$0.00	\$45.22
52	405 Municipal Dr	(2) Flag Poles	\$4,982.26	\$0.00	\$2.37
53	405 Municipal Dr	(6) Light Poles	\$10,794.90	\$0.00	\$5.14
54	405 Municipal Dr	Fence/Wrought Iron	\$57,503.58	\$0.00	\$27.36
55	405 Municipal Dr	(11) Benches	\$2,075.94	\$0.00	\$0.99
56	405 Municipal Dr	(11) Trash Receptacles	\$1,349.36	\$0.00	\$0.64
57	405 Municipal Dr	(8) Picnic Tables	\$1,868.35	\$0.00	\$0.89
58	405 Municipal Dr	Clock Tower	\$50,341.58	\$0.00	\$23.95
59	405 Municipal Dr	Lighting	\$9,860.72	\$0.00	\$4.69
60	405 Municipal Dr	Drinking Fountain	\$3,944.29	\$0.00	\$1.88
61	405 Municipal Dr	Sound System	\$5,397.45	\$0.00	\$2.57
62	405 Municipal Dr	Fountain	\$40,273.26	\$0.00	\$19.16
63	500 Gail Dr	T3 Booster Pump Bldg/Booster	\$105,769.21	\$300,000.00	\$595.20
64	150 N Little School Rd	T2 Storage Shed	\$48,473.23	\$0.00	\$57.10
65	224 S New Hope Rd	Walking Trail w/(3) Benches	\$120,404.60	\$0.00	\$57.29
66	224 S New Hope Rd	(3) Trail Benches	\$4,048.09	\$0.00	\$1.93
67	224 S New Hope Rd	Low Water Crossing for Trail	\$47,123.87	\$0.00	\$22.42
68	224 S New Hope Rd	Pavilion	\$71,619.98	\$0.00	\$103.32
69	224 S New Hope Rd	Spray Park	\$198,978.98	\$0.00	\$94.67
70	224 S New Hope Rd	Fishing Pier	\$35,291.00	\$0.00	\$16.79
71	224 S New Hope Rd	Horseshoe Pit/Washer Court/Disc Golf	\$6,746.81	\$0.00	\$3.21
73	224 S New Hope Rd	Playground	\$103,797.07	\$0.00	\$49.39
75	1150 Fawn Meadow Trl	Fence/Wood	\$20,759.41	\$0.00	\$9.88
76	205 Kennedale Pkwy	Section House	\$220,672.57	\$0.00	\$307.26

78	518 Crestview Dr	T1 460k Ground Well	\$477,466.52	\$0.00	\$227.17
79	518 Crestview Dr	T1 LAS Building	\$1,037.97	\$0.00	\$3.94
80	150 N Little School Rd	T2 LAS Building	\$1,037.97	\$0.00	\$3.94
81	500 Gail Rd	T3 LAS Building	\$1,037.97	\$0.00	\$3.94
82	1121 Border Ln	T4 LAS Building	\$1,037.97	\$0.00	\$3.94

19,633,512      4,162,100      31,088



Certificate of Coverage

COPY

<b>TMLIRP Contract Number:</b> 3895 <b>Member:</b> Kennedale Ms. Krystal Crump Finance Director 405 Municipal Dr Kennedale, Texas 76060-2249	<b>Company Affording Coverage:</b> Texas Municipal League Intergovernmental Risk Pool (TMLIRP) PO Box 149194 Austin, TX 78714-9194 (512) 491-2300 or (800) 537-6655 Fax: (512) 491-2404
--	--

**Certificate Holder:**  
 Dollar General Corporation and It's Subsidiaries  
 Store #3168  
 113 W Mansfield Hwy  
 Kennedale, Texas 76060

This is to certify that the coverages listed below have been provided to the member and are in effect at this time. Notwithstanding any requirements, terms, or conditions of any other contract or agreement with respect to which this certificate may be issued or may pertain, the coverage afforded by TMLIRP described herein is subject only to the terms, exclusions and additions of TMLIRP's coverage contracts between TMLIRP and its member(s). Coverage is continuous until canceled.

<b>General Liability</b> Effective Date: 10/1/2016 Anniversary Date: 10/1/2017 Limits of Liability (Each Occurrence): \$1,000,000 Sudden Events Involving Pollution (Each Occurrence): \$1,000,000 Annual Aggregate: \$2,000,000 Deductible per Occurrence: \$1,000	<b>Real &amp; Personal Property</b> Effective Date: _____ Anniversary Date: _____ Limits of Coverage: _____ Deductible per Occurrence: _____																																	
<b>Law Enforcement Liability</b> Effective Date: _____ Anniversary Date: _____ Limits of Liability (Each Occurrence): _____ Annual Aggregate: _____ Deductible per Occurrence: _____	<b>Mobile Equipment</b> Effective Date: _____ Anniversary Date: _____ Limits of Coverage: _____ Deductible per Occurrence: _____																																	
<b>Errors and Omissions Liability</b> Effective Date: _____ Anniversary Date: _____ Limits of Liability(Each Wrongful Act): _____ Annual Aggregate: _____ Deductible per Occurrence: _____	<b>Boiler &amp; Machinery - Broad Form</b> Effective Date: _____ Anniversary Date: _____ Per Accident Limit: _____ Deductible per Occurrence: _____																																	
<b>Auto Liability</b> Effective Date: _____ Anniversary Date: _____ Limits of Liability (Each Occurrence): _____ Deductible per Occurrence: _____	<table border="1"> <thead> <tr> <th>Year/Make/Model</th> <th>VIN</th> <th>Value</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Year/Make/Model	VIN	Value																														
Year/Make/Model	VIN	Value																																
<b>Auto Physical Damage</b> Effective Date: _____ Anniversary Date: _____ Limits of Liability: _____ Collision Deductible: _____ Comprehensive Deductible: _____	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Yes	No																															
Yes	No																																	
Loss Payee: _____	Loan Number: _____																																	

**DESCRIPTION:**  
 Evidence of coverage. Coverage is Primary and Noncontributory for General Liability and includes Waiver of Subrogation. EL217 Indemnification Under Contract is included.

**Notification:** Should any of the above described coverages be canceled before the anniversary date thereof, TMLIRP will endeavor to mail \_\_\_\_\_ days written notice to the above named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon TMLIRP.

**Authorized Representative:** Dawn Hyatt

**Date Issued:**  
 8/30/2016