

Tarrant Appraisal District Property Information | PDF Account Number: 02062771

Address: 412 FRANKLIN DR

City: EULESS Georeference: 31000-15-25 Subdivision: OAKWOOD TERRACE ADDN-EULESS Neighborhood Code: 3T030B Latitude: 32.8317497378 Longitude: -97.0903956301 TAD Map: 2120-424 MAPSCO: TAR-055L





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

PROPERTY DATA

Legal Description: OAKWOOD TERRACE ADDN-EULESS Block 15 Lot 25

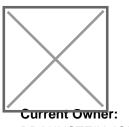
Jurisdictions:

CITY OF EULESS (025) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916) State Code: A Year Built: 1963 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 02062771 Site Name: OAKWOOD TERRACE ADDN-EULESS-15-25 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,660 Percent Complete: 100% Land Sqft^{*}: 7,498 Land Acres^{*}: 0.1721 Pool: N

+++ Rounded.

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

OWNER INFORMATION



BRAUNSTEIN JOEL T

Primary Owner Address: 412 FRANKLIN DR EULESS, TX 76040 Deed Date: 4/12/2022 Deed Volume: Deed Page: Instrument: D222096233

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS DANIEL; SIMMONS SHEILA	4/18/2002	00157160000027	0015716	0000027
SIMMONS DANIEL; SIMMONS SHEILA	10/11/2001	00152040000169	0015204	0000169
FRANKLIN ROSEMARIE R	5/27/1997	00127810000285	0012781	0000285
NORGAARD JAMES ROY	1/5/1993	00109240000082	0010924	0000082
NORGAARD BETTY	3/4/1987	000000000000000000000000000000000000000	000000	0000000
NORGAARD BETTY;NORGAARD HAROLD	6/28/1967	00044580000373	0004458	0000373
NORGAARD HAROLD	12/31/1900	000000000000000000000000000000000000000	000000	0000000

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$277,855	\$60,000	\$337,855	\$337,855
2023	\$313,088	\$40,000	\$353,088	\$353,088
2022	\$159,135	\$40,000	\$199,135	\$199,135
2021	\$145,496	\$40,000	\$185,496	\$159,086
2020	\$120,745	\$40,000	\$160,745	\$144,624

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



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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.