



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



Current Owner:
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	00000000000000	0000000	0000000
NORGAARD BETTY;NORGAARD HAROLD	6/28/1967	00044580000373	0004458	0000373
NORGAARD HAROLD	12/31/1900	00000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

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



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.