

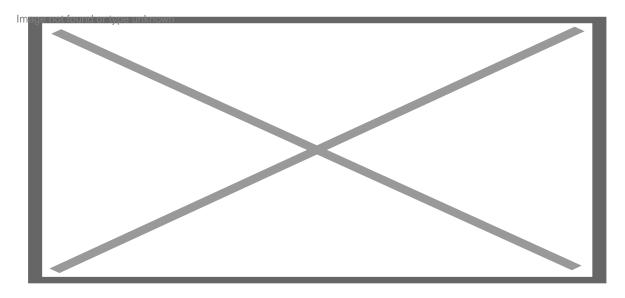
# Tarrant Appraisal District Property Information | PDF Account Number: 02794357

Address: <u>1309 WOODVINE DR</u> City: EULESS Georeference: 39310-2-7 Subdivision: SOTOGRANDE ADDITION

Neighborhood Code: 3B030F

Latitude: 32.8182517548 Longitude: -97.1479379003 TAD Map: 2108-416 MAPSCO: TAR-054S





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

### PROPERTY DATA

Legal Description: SOTOGRANDE ADDITION Block 2 Lot 7

#### 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: 1971 Personal Property Account: N/A

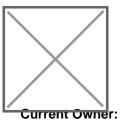
Agent: None Protest Deadline Date: 5/15/2025 Site Name: SOTOGRANDE ADDITION-2-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,673 Percent Complete: 100% Land Sqft\*: 13,200 Land Acres\*: 0.3030 Pool: N

Site Number: 02794357

+++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

Current Owner: EDWARDS MICHAEL L EDWARDS JENNIFER

Primary Owner Address: 1309 WOODVINE DR EULESS, TX 76040 Deed Date: 5/14/2014 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D214111206

| Previous Owners                    | Date       | Instrument                              | Deed Volume | Deed Page |
|------------------------------------|------------|---|-------------|-----------|
| TIMMERMAN CASEY;TIMMERMAN ELIZABET | 3/26/2008  | D208128282                              | 000000      | 0000000   |
| BROCATO RALPH EST                  | 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 | \$237,840          | \$90,000    | \$327,840    | \$323,116        |
| 2023 | \$245,041          | \$70,000    | \$315,041    | \$293,742        |
| 2022 | \$197,659          | \$70,000    | \$267,659    | \$267,038        |
| 2021 | \$172,762          | \$70,000    | \$242,762    | \$242,762        |
| 2020 | \$203,708          | \$70,000    | \$273,708    | \$273,708        |

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.