



**Address:** [162 MERLIN WAY](#)  
**City:** EULESS  
**Georeference:** 27355-L-162  
**Subdivision:** MC CORMICK FARM ADDITION  
**Neighborhood Code:** A3G010T

**Latitude:** 32.867836363  
**Longitude:** -97.0803445373  
**TAD Map:** 2126-436  
**MAPSCO:** TAR-041V



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

**PROPERTY DATA**

**Legal Description:** MC CORMICK FARM ADDITION  
Block L Lot 162 & PART OF COMMON AREA

**Jurisdictions:**  
CITY OF EULESS (025)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A  
**Year Built:** 1983  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 05079659  
**Site Name:** MC CORMICK FARM ADDITION-L-162-40  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,200  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**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:**  
TUCKER JOAN N  
**Primary Owner Address:**  
162 MERLIN WAY  
EULESS, TX 76039-4207

**Deed Date:** 6/1/2001  
**Deed Volume:** 0014930  
**Deed Page:** 0000152  
**Instrument:** 00149300000152

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TUCCI SHELLEY M	1/5/1999	00149300000151	0014930	0000151
TUCCI JOSEPH G;TUCCI SHELLEY M	1/31/1991	00101630000570	0010163	0000570
MENARD C M NOLAND;MENARD SHELLEY	10/28/1983	00076530001855	0007653	0001855
MCCORMICK DEVELOPMENT CORP	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$206,406	\$50,000	\$256,406	\$221,587
2023	\$220,220	\$25,000	\$245,220	\$201,443
2022	\$172,158	\$25,000	\$197,158	\$183,130
2021	\$168,540	\$25,000	\$193,540	\$166,482
2020	\$153,574	\$25,000	\$178,574	\$151,347

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.