



Address: [170 MERLIN WAY](#)
City: EULESS
Georeference: 27355-L-170
Subdivision: MC CORMICK FARM ADDITION
Neighborhood Code: A3G010T

Latitude: 32.8682548209
Longitude: -97.080398506
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 170 & 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: 05079748

Site Name: MC CORMICK FARM ADDITION-L-170-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,200

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 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:
BALESTRIERI DAVID ANTHONY
Primary Owner Address:
170 MERLIN WAY
EULESS, TX 76039

Deed Date: 9/5/2014
Deed Volume:
Deed Page:
Instrument: [D214208457](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALESTRIERI FAMILY TRUST	12/23/2010	D210322563	0000000	0000000
BALESTRIERI SALVATORE	11/12/2008	D208437856	0000000	0000000
BALESTRIERI DAVID ANTHONY	12/3/2004	D205023768	0000000	0000000
BALESTRIERI DAVID;BALESTRIERI THERES	9/2/1998	00134030000405	0013403	0000405
STRICKLER DONNA K	2/25/1994	00114740001111	0011474	0001111
BECKMAN ISAAC	11/8/1991	00104410001297	0010441	0001297
HALEY LORENA G	12/5/1983	00076830000343	0007683	0000343
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*
2025	\$0	\$0	\$0	\$0
2024	\$206,406	\$50,000	\$256,406	\$238,561
2023	\$220,220	\$25,000	\$245,220	\$216,874
2022	\$172,158	\$25,000	\$197,158	\$197,158
2021	\$168,540	\$25,000	\$193,540	\$193,540
2020	\$153,574	\$25,000	\$178,574	\$178,574

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.