



Address: [171 MERLIN WAY](#)
City: EULESS
Georeference: 27355-L-171
Subdivision: MC CORMICK FARM ADDITION
Neighborhood Code: A3G010T

Latitude: 32.868360819
Longitude: -97.0804120788
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 171 & 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: 05079756

Site Name: MC CORMICK FARM ADDITION-L-171-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,232

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:
BERIO ANTONIO O
Primary Owner Address:
171 MERLIN WAY
EULESS, TX 76039-4210

Deed Date: 12/4/2001
Deed Volume: 0015319
Deed Page: 0000327
Instrument: 00153190000327

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH KATHLEEN	4/4/1984	00077890002137	0007789	0002137
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	\$210,405	\$50,000	\$260,405	\$224,830
2023	\$224,487	\$25,000	\$249,487	\$204,391
2022	\$175,493	\$25,000	\$200,493	\$185,810
2021	\$171,804	\$25,000	\$196,804	\$168,918
2020	\$156,547	\$25,000	\$181,547	\$153,562

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.