

Account Number: 05079799



Address: 175 MERLIN WAY

City: EULESS

Georeference: 27355-L-175

Subdivision: MC CORMICK FARM ADDITION

Neighborhood Code: A3G010T

Latitude: 32.8685422115 Longitude: -97.0804093773

**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 175 & 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: 05079799

Site Name: MC CORMICK FARM ADDITION-L-175-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,120 Percent Complete: 100%

Land Sqft\*: 0

Land Acres\*: 0.0000

Pool: N

+++ Rounded.

## OWNER INFORMATION

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



Current Owner:

**GRIPPIN ABIGAIL NICOLE** 

**Primary Owner Address:** 

825 LYDAY LOOP

PISGAH FOREST, NC 28768

**Deed Date: 9/28/2020** 

**Deed Volume: Deed Page:** 

Instrument: D220248533

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN TAYLOR REAL ESTATE LLC	6/26/2020	D220163946		
CANNEDY BRUSHANA S	8/29/2012	D212215305	0000000	0000000
BOOTH DEBORAH	2/28/1997	00126880001304	0012688	0001304
MANESS JIMMY A	10/31/1990	00100930000653	0010093	0000653
PHM FINANCE CORP	4/4/1989	00095610000343	0009561	0000343
VANDERHORST MARY E	12/30/1983	00077050000736	0007705	0000736
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.

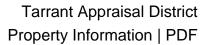
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$197,417	\$50,000	\$247,417	\$247,417
2023	\$210,626	\$25,000	\$235,626	\$235,626
2022	\$164,662	\$25,000	\$189,662	\$189,662
2021	\$161,202	\$25,000	\$186,202	\$186,202
2020	\$146,889	\$25,000	\$171,889	\$146,372

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.





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.

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