



**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<sup>+++</sup>:** 1,120  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**Pool:** N

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

**OWNER INFORMATION**



**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	<a href="#">D220163946</a>		
CANNEDY BRUSHANA S	8/29/2012	<a href="#">D212215305</a>	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 <sup>+</sup>
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.

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

## EXEMPTIONS / SPECIAL APPRAISAL



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.