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**Address:** [183 MERLIN WAY](#)

**City:** EULESS

**Georeference:** 27355-L-183

**Subdivision:** MC CORMICK FARM ADDITION

**Neighborhood Code:** A3G010T

**Latitude:** 32.8689689139

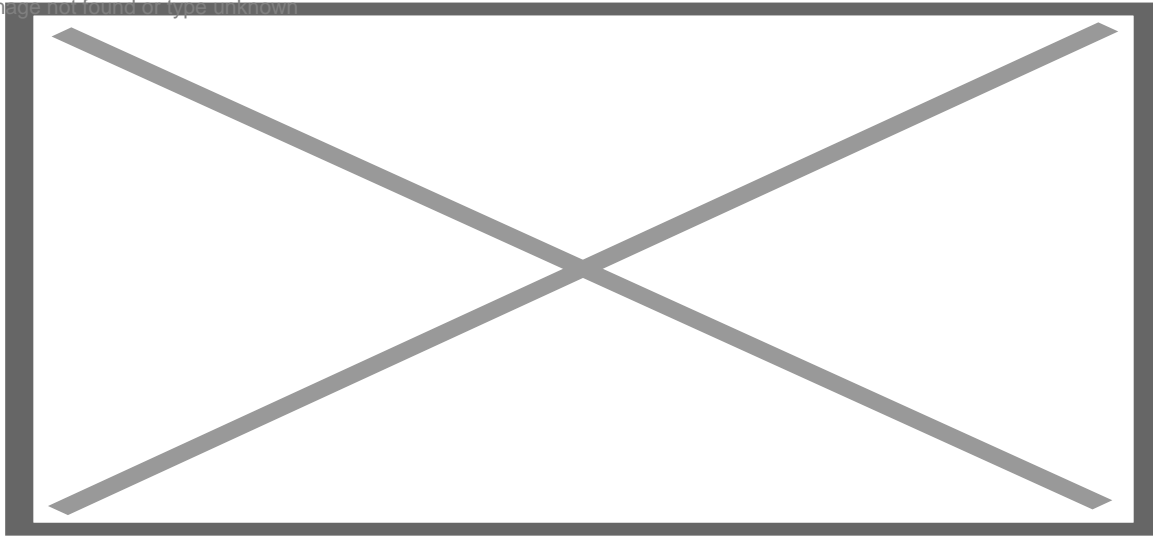
**Longitude:** -97.0804029498

**TAD Map:** 2126-436

**MAPSCO:** TAR-041V



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

## PROPERTY DATA

**Legal Description:** MC CORMICK FARM ADDITION  
Block L Lot 183 & 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:** 05079888

**Site Name:** MC CORMICK FARM ADDITION-L-183-40

**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:**

TIRHI RACHEL

**Primary Owner Address:**

3437 WHITNEY WAY  
HURST, TX 76054

**Deed Date:** 3/28/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222081050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS FRED J	1/4/2013	<a href="#">D213007518</a>	0000000	0000000
EDWARDS IRIS M	3/5/1998	00131150000250	0013115	0000250
EDWARDS IRIS MAY	3/5/1998	00131150000250	0013115	0000250
EDWARDS CRYSTAL G;EDWARDS FRED J	8/28/1984	00079340000351	0007934	0000351
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	\$185,000	\$50,000	\$235,000	\$235,000
2023	\$210,626	\$25,000	\$235,626	\$235,626
2022	\$164,662	\$25,000	\$189,662	\$189,662
2021	\$137,755	\$25,000	\$162,755	\$162,755
2020	\$137,755	\$25,000	\$162,755	\$162,755

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.