

Tarrant Appraisal District Property Information | PDF Account Number: 06160980

Address: <u>316 LEXINGTON LN</u>

City: EULESS Georeference: 30589-A-28 Subdivision: OAK HOLLOW ADDITION-EULESS Neighborhood Code: 3C200D Latitude: 32.8775275473 Longitude: -97.0779072264 TAD Map: 2126-440 MAPSCO: TAR-042N





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

PROPERTY DATA

Legal Description: OAK HOLLOW ADDITION-EULESS Block A Lot 28

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: 1987

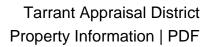
Personal Property Account: N/A Land Acr Agent: TEXAS PROPERTY TAX CONSULTANTS IN(P6b19K0) Protest Deadline Date: 5/15/2025

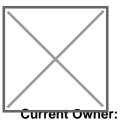
Site Number: 06160980 Site Name: OAK HOLLOW ADDITION-EULESS-A-28 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,654 Percent Complete: 100% Land Sqft^{*}: 7,011 Land Acres^{*}: 0.1609

+++ Rounded.

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

OWNER INFORMATION





CANGELOSI KEVIN A CANGELOSI MICHELLE

Primary Owner Address: 316 LEXINGTON LN EULESS, TX 76039 Deed Date: 7/23/2015 Deed Volume: Deed Page: Instrument: D215173508

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVENS AUSTEN M;STEVENS J S MAY	8/23/2007	D207306877	000000	0000000
LUCZAK MIKE PATRA;LUCZAK RICHARD B	9/22/1992	00107880001944	0010788	0001944
TEUBER RANDALL D	12/18/1987	00091500001797	0009150	0001797
DT CONSTRUCTION INC	7/8/1987	00090120000237	0009012	0000237
H T I OAK HOLLOW DEV CORP	1/1/1987	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$302,521	\$80,500	\$383,021	\$331,080
2023	\$307,457	\$80,500	\$387,957	\$300,982
2022	\$212,293	\$80,500	\$292,793	\$273,620
2021	\$193,745	\$55,000	\$248,745	\$248,745
2020	\$193,745	\$55,000	\$248,745	\$248,745

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.