

Tarrant Appraisal District Property Information | PDF Account Number: 06324746

Address: 2706 CANTERBURY ST

City: EULESS Georeference: 7155-A-91R Subdivision: CHELSEA PARK ESTATES Neighborhood Code: 3C200E Latitude: 32.8766467583 Longitude: -97.0881017755 TAD Map: 2126-440 MAPSCO: TAR-041Q





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

PROPERTY DATA

Legal Description: CHELSEA PARK ESTATES Block A Lot 91R

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: 1989 Personal Property Account: N/A Agent: None

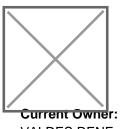
Protest Deadline Date: 5/15/2025

Site Number: 06324746 Site Name: CHELSEA PARK ESTATES-A-91R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,498 Percent Complete: 100% Land Sqft*: 6,820 Land Acres*: 0.1565 Pool: N

+++ Rounded

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

OWNER INFORMATION



VALDES RENE

Primary Owner Address: 2706 CANTERBURY ST EULESS, TX 76039 Deed Date: 11/10/2021 Deed Volume: Deed Page: Instrument: D221330689

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|-----------------------------------------|-------------|-----------|
| SIMPSON DUNCAN | 10/22/2021 | D221326215 | | |
| SIMPSON ANNA; SIMPSON DUNCAN | 3/7/2019 | D219045974 | | |
| SMITH LEANN EST | 6/27/1989 | 00096100002214 | 0009610 | 0002214 |
| CENTENNIAL HOMES INC | 12/1/1988 | 00094530000749 | 0009453 | 0000749 |
| COMMODORE SAVINGS | 1/1/1988 | 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. Tarrant County Tax Office Account Information.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$206,390 | \$78,300 | \$284,690 | \$284,690 |
| 2023 | \$208,028 | \$78,300 | \$286,328 | \$286,328 |
| 2022 | \$204,935 | \$78,300 | \$283,235 | \$283,235 |
| 2021 | \$206,536 | \$45,000 | \$251,536 | \$251,536 |
| 2020 | \$208,138 | \$45,000 | \$253,138 | \$253,138 |

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.