



**Address:** [820 KOEN LN](#)  
**City:** EULESS  
**Georeference:** 20800-14-12  
**Subdivision:** HUNTINGTON PLACE ADDN-EULESS  
**Neighborhood Code:** 3T030T

**Latitude:** 32.8298867323  
**Longitude:** -97.0708059895  
**TAD Map:** 2126-420  
**MAPSCO:** TAR-056N



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

## PROPERTY DATA

**Legal Description:** HUNTINGTON PLACE ADDN-EULESS Block 14 Lot 12

**Jurisdictions:**

- CITY OF EULESS (025)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40735516

**Site Name:** HUNTINGTON PLACE ADDN-EULESS-14-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,937

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,636

**Land Acres<sup>\*</sup>:** 0.2671

**Pool:** Y

<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:**

MATTICKS BRYAN  
WHITE VADA

**Primary Owner Address:**

820 KOEN LN  
EULESS, TX 76040

**Deed Date:** 8/12/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215183254](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALDY TIM A & MARINA TRUST	3/18/2015	<a href="#">D215071613</a>		
BALDY MARINA;BALDY TIMOTHY A	8/26/2009	<a href="#">D209234817</a>	0000000	0000000
BALDY TIMOTHY A	5/23/2005	<a href="#">D205174724</a>	0000000	0000000
CHOICE HOMES INC	2/15/2005	<a href="#">D205044914</a>	0000000	0000000
STONE MEADOW DEVELOPMENT LP	1/1/2004	0000000000000000	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	\$308,428	\$40,000	\$348,428	\$348,271
2023	\$345,650	\$40,000	\$385,650	\$316,610
2022	\$290,040	\$40,000	\$330,040	\$287,827
2021	\$221,661	\$40,000	\$261,661	\$261,661
2020	\$221,661	\$40,000	\$261,661	\$261,661

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.