

Account Number: 41337425



Address: 218 KNAPFORD STATION

City: EULESS

Georeference: 12776N-D-5

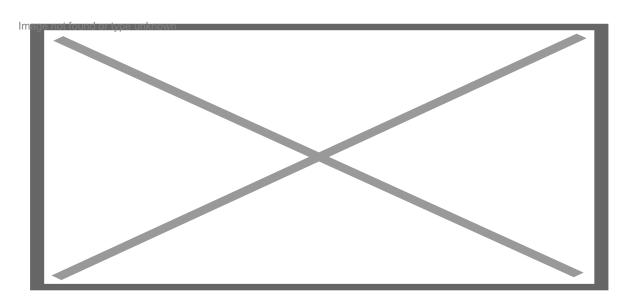
Subdivision: ENCLAVE AT WILSHIRE PARK

Neighborhood Code: 3B040K

Latitude: 32.834656954 Longitude: -97.1099450291 TAD Map: 2114-424

MAPSCO: TAR-055J





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

## PROPERTY DATA

Legal Description: ENCLAVE AT WILSHIRE PARK

Block D Lot 5

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: 2010

Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

**Site Number:** 41337425

**Site Name:** ENCLAVE AT WILSHIRE PARK-D-5 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,409
Percent Complete: 100%

Land Sqft\*: 3,200 Land Acres\*: 0.0734

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

03-17-2025 Page 1

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



TENZING LOBSANG N

Primary Owner Address:
218 KNAPFORD STATION
EULESS, TX 76040

Deed Date: 4/3/2017 Deed Volume: Deed Page:

**Instrument:** D217082448

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAUER BRADLEY ROBERT	7/16/2013	D213188189	0000000	0000000
BAUER BRADLEY;BAUER DORA	5/15/2010	D210172750	0000000	0000000
WEEKLEY HOMES LP	3/23/2010	D210087589	0000000	0000000
ENCLAVE AT WILSHIRE PARK LTD	1/1/2007	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$307,129	\$85,000	\$392,129	\$392,129
2023	\$356,801	\$65,000	\$421,801	\$358,113
2022	\$304,716	\$65,000	\$369,716	\$325,557
2021	\$230,961	\$65,000	\$295,961	\$295,961
2020	\$230,961	\$65,000	\$295,961	\$295,961

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

03-17-2025 Page 2

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