

Tarrant Appraisal District Property Information | PDF Account Number: 41337514

Address: 234 KNAPFORD STATION City: EULESS

Georeference: 12776N-D-13 Subdivision: ENCLAVE AT WILSHIRE PARK Neighborhood Code: 3B040K Latitude: 32.833929486 Longitude: -97.1099400054 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 13

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: 2009 Personal Property Account: N/A Agent: None

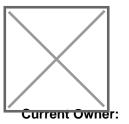
Protest Deadline Date: 5/15/2025

Site Number: 41337514 Site Name: ENCLAVE AT WILSHIRE PARK-D-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,322 Percent Complete: 100% Land Sqft^{*}: 3,140 Land Acres^{*}: 0.0720 Pool: N

+++ Rounded.

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

OWNER INFORMATION



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Current Owner: LANCLOS DWAYNE LANCLOS MARJORIE

Primary Owner Address: 234 KNAPFORD STA EULESS, TX 76040-3212 Deed Date: 3/11/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210055804

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LP	11/3/2009	D209294241	000000	0000000
ENCLAVE AT WILSHIRE PARK LTD	1/1/2007	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	\$349,065	\$85,000	\$434,065	\$407,312
2023	\$375,905	\$65,000	\$440,905	\$370,284
2022	\$299,281	\$65,000	\$364,281	\$336,622
2021	\$241,020	\$65,000	\$306,020	\$306,020
2020	\$242,128	\$65,000	\$307,128	\$307,128

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.