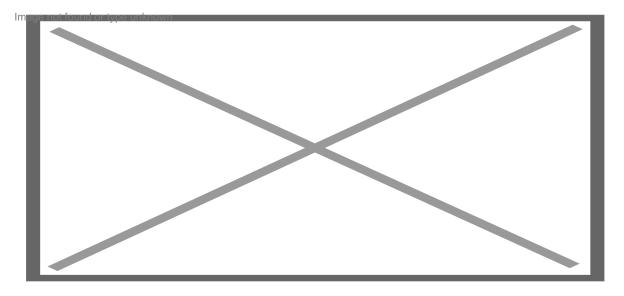


Tarrant Appraisal District Property Information | PDF Account Number: 41691490

Address: 616 WHITETAIL RD

City: EULESS Georeference: 10049A-C-1 Subdivision: DOMINION AT BEAR CREEK, THE Neighborhood Code: 3X110B Latitude: 32.845223404 Longitude: -97.069477578 TAD Map: 2132-428 MAPSCO: TAR-056E





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

PROPERTY DATA

Legal Description: DOMINION AT BEAR CREEK, THE Block C Lot 1

Jurisdictions:

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

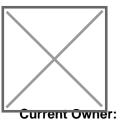
Year Built: 2014

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 41691490 Site Name: DOMINION AT BEAR CREEK, THE-C-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,670 Percent Complete: 100% Land Sqft^{*}: 9,737 Land Acres^{*}: 0.2235 Pool: N

+++ Rounded.

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

OWNER INFORMATION



MEGI MOHAMMED ALGAMMUDI AMANI

Primary Owner Address: 616 WHITETAIL RD EULESS, TX 76039 Deed Date: 12/21/2022 Deed Volume: Deed Page: Instrument: D222295754

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAUDHRY HUMAYUN JAVAID;CHAUDHRY NAZLI TABASUM	8/25/2018	<u>D218194860</u>		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	8/24/2018	<u>D218194859</u>		
LENNAR HOMES TEXAS LAND & CONS	1/1/2013	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	\$513,120	\$120,000	\$633,120	\$633,120
2023	\$592,464	\$95,000	\$687,464	\$687,464
2022	\$494,865	\$95,000	\$589,865	\$589,865
2021	\$386,768	\$95,000	\$481,768	\$481,768
2020	\$392,229	\$95,000	\$487,229	\$487,229

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.