

Tarrant Appraisal District Property Information | PDF Account Number: 41691601

Address: <u>905 RIVER OAK AVE</u> City: EULESS

Georeference: 10049A-C-11 Subdivision: DOMINION AT BEAR CREEK, THE Neighborhood Code: 3X110B Latitude: 32.8442607928 Longitude: -97.0686348341 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 11

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

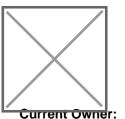
Agent: None Protest Deadline Date: 5/15/2025 Site Number: 41691601 Site Name: DOMINION AT BEAR CREEK, THE-C-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,681 Percent Complete: 100% Land Sqft^{*}: 7,831 Land Acres^{*}: 0.1797 Pool: N

+++ Rounded

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

OWNER INFORMATION





Current Owner: DHUNGANA SUSHIL J DHUNGANA SUDEEP J

Primary Owner Address: 905 RIVER OAKS AVE EULESS, TX 76039 Deed Date: 6/28/2018 Deed Volume: Deed Page: Instrument: D218142673

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNIZ MARCIA; MUNIZ RICHARD	2/24/2015	D215039630		
LENNAR HOMES OF TX SALES & MARKETING LTD	2/23/2015	<u>D215039629</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	\$425,000	\$120,000	\$545,000	\$520,040
2023	\$433,000	\$95,000	\$528,000	\$472,764
2022	\$377,302	\$95,000	\$472,302	\$429,785
2021	\$295,714	\$95,000	\$390,714	\$390,714
2020	\$300,175	\$95,000	\$395,175	\$395,175

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

There are no exemptions for this property

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.