



Address: [309 RIVER BIRCH RD](#)
City: EULESS
Georeference: 10049A-A-11
Subdivision: DOMINION AT BEAR CREEK, THE
Neighborhood Code: 3X110B

Latitude: 32.8411669735
Longitude: -97.0709846846
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 A 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: 2015

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800003037

Site Name: DOMINION AT BEAR CREEK, THE Block A Lot 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,742

Percent Complete: 100%

Land Sqft^{*}: 5,765

Land Acres^{*}: 0.1323

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:

KHADKA KISHOR
KHADKA THAPA SUNITA

Primary Owner Address:

309 RIVER BIRCH RD
EULESS, TX 76039

Deed Date: 8/15/2022

Deed Volume:

Deed Page:

Instrument: [D222203541](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VEERAVALLI KARTHEEK	3/28/2016	D216064462		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	3/28/2016	D216064461		

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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$445,000	\$120,000	\$565,000	\$565,000
2023	\$465,000	\$95,000	\$560,000	\$560,000
2022	\$303,000	\$95,000	\$398,000	\$398,000
2021	\$303,000	\$95,000	\$398,000	\$398,000
2020	\$305,000	\$95,000	\$400,000	\$400,000

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.