



**Address:** [313 RIVER BIRCH RD](#)  
**City:** EULESS  
**Georeference:** 10049A-A-13  
**Subdivision:** DOMINION AT BEAR CREEK, THE  
**Neighborhood Code:** 3X110B

**Latitude:** 32.8414415376  
**Longitude:** -97.0709831341  
**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 13

**Jurisdictions:**

- CITY OF EULESS (025)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- HURST-EULESS-BEDFORD ISD (006)

**Site Number:** 800003041  
**Site Name:** DOMINION AT BEAR CREEK, THE Block A Lot 13 Parcel Area  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 3,360

**State Code:** A  
**Year Built:** 2015  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Percent Complete:** 100%  
**Land Sqft\*:** 5,769  
**Land Acres\*:** 0.1324  
**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:**  
ABDUL AND AMINA MUSA REVOCABLE TRUST  
**Primary Owner Address:**  
313 RIVER BIRCH RD  
EULESS, TX 76039

**Deed Date:** 8/14/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223151782](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUSA ABDUL RAZAQ	12/29/2015	<a href="#">D215290065</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	12/28/2015	<a href="#">D215290064</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$470,000	\$120,000	\$590,000	\$572,622
2023	\$485,000	\$95,000	\$580,000	\$520,565
2022	\$442,819	\$95,000	\$537,819	\$473,241
2021	\$335,219	\$95,000	\$430,219	\$430,219
2020	\$344,000	\$95,000	\$439,000	\$439,000

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.