



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 (001)

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 **Percent Complete:** 100%

Year Built: 2015 **Land Sqft*:** 5,769

Personal Property Account: N/A **Land Acres*:** 0.1324

Agent: None **Pool:** N

Protest Deadline Date:
5/15/2025

+++ 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 | D215290065 | | |
| LENNAR HOMES OF TEXAS SALES & MARKETING LTD | 12/28/2015 | D215290064 | | |

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 | \$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.