



**Address:** [315 RIVER BIRCH RD](#)  
**City:** EULESS  
**Georeference:** 10049A-A-14  
**Subdivision:** DOMINION AT BEAR CREEK, THE  
**Neighborhood Code:** 3X110B

**Latitude:** 32.8415790358  
**Longitude:** -97.0709826783  
**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 14

**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:** LAW OFFICE OF KUSH PATEL PLLC (001292)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800003042

**Site Name:** DOMINION AT BEAR CREEK, THE Block A Lot 14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,034

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,772

**Land Acres<sup>\*</sup>:** 0.1325

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

SHOCKLEY JEFFREY  
SIMMEL THOMAS

**Primary Owner Address:**

315 RIVER BIRCH RD  
EULESS, TX 76039

**Deed Date:** 1/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216022221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	1/28/2016	<a href="#">D216022220</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	\$383,000	\$120,000	\$503,000	\$472,836
2023	\$396,235	\$95,000	\$491,235	\$429,851
2022	\$330,000	\$95,000	\$425,000	\$390,774
2021	\$260,249	\$95,000	\$355,249	\$355,249
2020	\$260,907	\$95,000	\$355,907	\$355,907

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.