



Address: [323 RIVER BIRCH RD](#)
City: EULESS
Georeference: 10049A-A-18
Subdivision: DOMINION AT BEAR CREEK, THE
Neighborhood Code: 3X110B

Latitude: 32.8421561724
Longitude: -97.0709794259
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 18

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: 800003049

Site Name: DOMINION AT BEAR CREEK, THE Block A Lot 18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,987

Percent Complete: 100%

Land Sqft^{*}: 5,781

Land Acres^{*}: 0.1327

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:
PATAPATNAM MANASA
Primary Owner Address:
323 RIVER BIRCH RD
EULESS, TX 76039

Deed Date: 2/28/2022
Deed Volume:
Deed Page:
Instrument: [D222054025](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| BULLARD CASSANDRA;BULLARD CHARLES | 12/28/2015 | D215289471 | | |
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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 | \$391,738 | \$120,000 | \$511,738 | \$511,738 |
| 2023 | \$392,738 | \$95,000 | \$487,738 | \$487,738 |
| 2022 | \$328,735 | \$95,000 | \$423,735 | \$388,515 |
| 2021 | \$258,195 | \$95,000 | \$353,195 | \$353,195 |
| 2020 | \$258,849 | \$95,000 | \$353,849 | \$353,849 |

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.