



**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<sup>+++</sup>:** 1,987

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,781

**Land Acres<sup>\*</sup>:** 0.1327

**Pool:** N

<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:**  
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	<a href="#">D215289471</a>		
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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.