



**Address:** [803 MALLARD ST](#)  
**City:** EULESS  
**Georeference:** 10049A-A-26  
**Subdivision:** DOMINION AT BEAR CREEK, THE  
**Neighborhood Code:** 3X110B

**Latitude:** 32.8432564645  
**Longitude:** -97.070684137  
**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 26

**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:** 800003120

**Site Name:** DOMINION AT BEAR CREEK, THE A 26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,991

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,548

**Land Acres<sup>\*</sup>:** 0.1503

**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:**  
NGUYEN NHI K  
HUYNH STEVEN T  
**Primary Owner Address:**  
803 MALLARD ST  
EULESS, TX 76039

**Deed Date:** 4/28/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217096447](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURCHFIELD JANA;KOSTANTEWICZ JEROME	4/30/2015	<a href="#">D215092936</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	4/30/2015	<a href="#">D215092935</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	\$379,000	\$120,000	\$499,000	\$469,093
2023	\$392,111	\$95,000	\$487,111	\$426,448
2022	\$328,046	\$95,000	\$423,046	\$387,680
2021	\$257,436	\$95,000	\$352,436	\$352,436
2020	\$258,088	\$95,000	\$353,088	\$353,088

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.