

Property Information | PDF Account Number: 42017619



Address: 807 MALLARD ST

City: EULESS

Georeference: 10049A-A-28

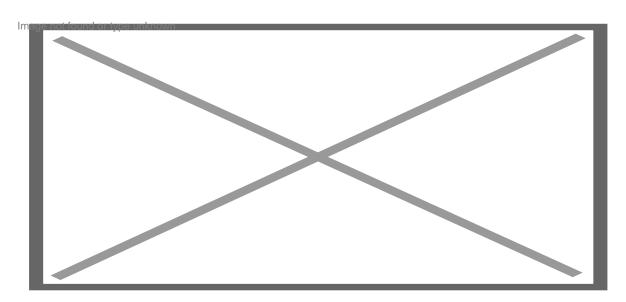
Subdivision: DOMINION AT BEAR CREEK, THE

Neighborhood Code: 3X110B

Latitude: 32.8432248222 **Longitude:** -97.0703342139

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 28

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/15/2025

Site Number: 800003125

Site Name: DOMINION AT BEAR CREEK, THE A 28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,774
Percent Complete: 100%

Land Sqft*: 5,750 **Land Acres*:** 0.1320

Pool: N

+++ Rounded.

OWNER INFORMATION

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



NGUYEN HIEP NGOC
Primary Owner Address:

807 MALLARD ST EULESS, TX 76039 Deed Date: 9/30/2022

Deed Volume: Deed Page:

Instrument: D222252468

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------------------|-----------|------------|----------------|--------------|
| NGUYEN ANH T;NGUYEN MY N | 6/14/2017 | D217142412 | | |
| NGUYEN ANH T;NGUYEN MY N;PHAN BEN;PHAN DIANNA | 1/29/2016 | D216021754 | | |

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 | \$365,664 | \$120,000 | \$485,664 | \$485,664 |
| 2023 | \$414,226 | \$95,000 | \$509,226 | \$509,226 |
| 2022 | \$380,445 | \$95,000 | \$475,445 | \$444,577 |
| 2021 | \$309,161 | \$95,000 | \$404,161 | \$404,161 |
| 2020 | \$309,943 | \$95,000 | \$404,943 | \$404,943 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.