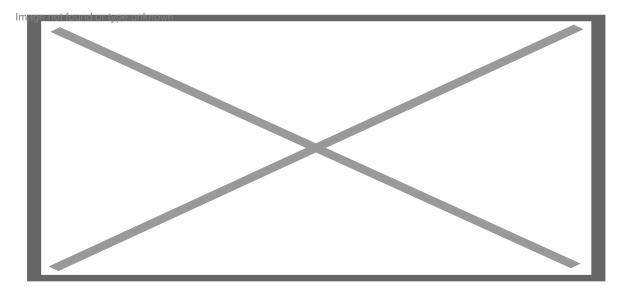


# Tarrant Appraisal District Property Information | PDF Account Number: 42017643

#### Address: 813 MALLARD ST

City: EULESS Georeference: 10049A-A-31 Subdivision: DOMINION AT BEAR CREEK, THE Neighborhood Code: 3X110B Latitude: 32.8432366436 Longitude: -97.0698276382 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 31 66.67% UNDIVIDED INTEREST

Jurisdictions: Site Number: 800003129 CITY OF EULESS (025) TARRANT COUNTY (220) HURST-EULES & DETORIOR (225) HURST-EULES & DETORIOR (216) 2,709

State Code: A Percent Complete: 100%

Year Built: 2015 Land Sqft\*: 6,337

Personal Propertya Agone Month 1455

Agent: None Pool: N Protest Deadline Date: 5/15/2025

+++ Rounded.

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



### **OWNER INFORMATION**

Current Owner: QURESHI JAMIL QURESHI NADRA

Primary Owner Address: 813 MALLARD ST EULESS, TX 76039

# Deed Date: 1/1/2022 Deed Volume: Deed Page: Instrument: D220089645

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QURESHI AAMER JAMIL;QURESHI JAMIL;QURESHI NADRA	4/13/2020	D220089645		
WOLFECONE ROBIN	8/17/2018	D218186673		
FEDERAL NATIONAL MORTGAGE ASSOCIATION	5/29/2015	<u>D217048780</u>		
CHRISTIAN CHRISTA;CHRISTIAN KEVIN	5/29/2015	D215118844		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	5/28/2015	D215118843		

## 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$308,992	\$80,004	\$388,996	\$353,913
2023	\$309,780	\$63,336	\$373,116	\$321,739
2022	\$258,777	\$63,336	\$322,113	\$292,490
2021	\$303,831	\$95,000	\$398,831	\$398,831
2020	\$304,600	\$95,000	\$399,600	\$399,600

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.