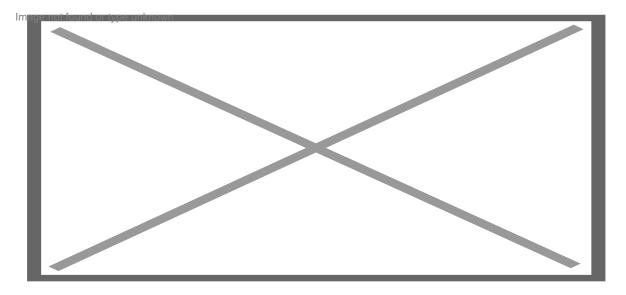


Tarrant Appraisal District Property Information | PDF Account Number: 42017643

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.