



Address: [317 SIXPENCE LN](#)
City: EULESS
Georeference: 13035-1-2
Subdivision: EULESS MAIN PLACE ADDITION
Neighborhood Code: 3X110F

Latitude: 32.8440359953
Longitude: -97.0768495585
TAD Map: 2126-428
MAPSCO: TAR-056E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: EULESS MAIN PLACE
ADDITION Block 1 Lot 2

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: 1981

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$339,709

Protest Deadline Date: 5/24/2024

Site Number: 00875597

Site Name: EULESS MAIN PLACE ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,670

Percent Complete: 100%

Land Sqft^{*}: 9,657

Land Acres^{*}: 0.2216

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HIXON MELISSA
HIXON MICHAEL W

Primary Owner Address:

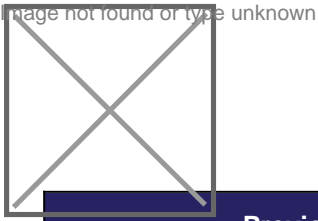
317 SIXPENCE LN
EULESS, TX 76039

Deed Date: 4/26/2021

Deed Volume:

Deed Page:

Instrument: [D221123205](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIXON MICHAEL W	4/3/2002	00156250000126	0015625	0000126
LAIR KEVIN R;LAIR VICKIE	4/15/1993	00110260002054	0011026	0002054
RAUTENBERG HILDA;RAUTENBERG WILLIAM	6/19/1986	00085860000755	0008586	0000755
EULESS PROPERTIES LTD	12/31/1900	00000000000000	0000000	0000000

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	\$279,709	\$60,000	\$339,709	\$312,423
2024	\$279,709	\$60,000	\$339,709	\$284,021
2023	\$266,949	\$35,000	\$301,949	\$258,201
2022	\$235,041	\$35,000	\$270,041	\$234,728
2021	\$178,389	\$35,000	\$213,389	\$213,389
2020	\$179,864	\$35,000	\$214,864	\$214,864

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.