



**Address:** [304 DUNAWAY DR](#)  
**City:** EULESS  
**Georeference:** 30400-12-3R  
**Subdivision:** OAK CREST ESTATES  
**Neighborhood Code:** 3T030K

**Latitude:** 32.8339217598  
**Longitude:** -97.078020588  
**TAD Map:** 2126-424  
**MAPSCO:** TAR-055M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK CREST ESTATES Block 12  
Lot 3R

**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:** 1959  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$284,863  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01992554  
**Site Name:** OAK CREST ESTATES-12-3R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,402  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,988  
**Land Acres<sup>\*</sup>:** 0.2292  
**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:**  
MCMANNIS MEREDITH GAIL  
**Primary Owner Address:**  
304 DUNAWAY DR  
EULESS, TX 76040-4678

**Deed Date:** 8/23/1993  
**Deed Volume:** 0011216  
**Deed Page:** 0000807  
**Instrument:** 00112160000807

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH LUTHER FRANCIS	12/31/1900	0000000000000000	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 <sup>+</sup>
2025	\$219,863	\$65,000	\$284,863	\$194,725
2024	\$219,863	\$65,000	\$284,863	\$177,023
2023	\$210,682	\$40,000	\$250,682	\$160,930
2022	\$175,266	\$40,000	\$215,266	\$146,300
2021	\$93,000	\$40,000	\$133,000	\$133,000
2020	\$93,000	\$40,000	\$133,000	\$133,000

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.