



**Address:** [312 KENSINGER CT](#)  
**City:** EULESS  
**Georeference:** 30470-13-7  
**Subdivision:** OAK FOREST ADDITION (EULESS)  
**Neighborhood Code:** 3X100K

**Latitude:** 32.8584970202  
**Longitude:** -97.0879515144  
**TAD Map:** 2126-432  
**MAPSCO:** TAR-041Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK FOREST ADDITION  
(EULESS) Block 13 Lot 7

**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:** 1973

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$250,970

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01997114

**Site Name:** OAK FOREST ADDITION (EULESS)-13-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,516

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,438

**Land Acres<sup>\*</sup>:** 0.2166

**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:**

LUCAS BRAD  
LUCAS LENIECE

**Primary Owner Address:**

312 KENSINGER CT  
EULESS, TX 76039-2800

**Deed Date:** 5/23/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206167970](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STONE KATHERYNE F;STONE KENT	7/25/2005	<a href="#">D205219589</a>	0000000	0000000
FERNANDEZ MIGUEL M	7/22/1987	00090270001056	0009027	0001056
SPENCER DOROTHY;SPENCER JAMES	10/15/1985	00083390001816	0008339	0001816
BAKER JAMES FREDRICK	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 <sup>+</sup>
2025	\$185,970	\$65,000	\$250,970	\$250,970
2024	\$185,970	\$65,000	\$250,970	\$243,219
2023	\$181,592	\$40,000	\$221,592	\$221,108
2022	\$161,007	\$40,000	\$201,007	\$201,007
2021	\$156,335	\$40,000	\$196,335	\$196,335
2020	\$169,074	\$40,000	\$209,074	\$205,663

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.