



Address: [306 SHELMAR DR](#)
City: EULESS
Georeference: 30470-13-21
Subdivision: OAK FOREST ADDITION (EULESS)
Neighborhood Code: 3X100K

Latitude: 32.8577067508
Longitude: -97.0872953151
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 21

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
Protest Deadline Date: 5/24/2024

Site Number: 01997270
Site Name: OAK FOREST ADDITION (EULESS)-13-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,387
Percent Complete: 100%
Land Sqft^{*}: 7,804
Land Acres^{*}: 0.1791
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:
HUTCHENS JOHN
Primary Owner Address:
109 SHELMAR DR
EULESS, TX 76039-2831

Deed Date: 11/23/2021
Deed Volume:
Deed Page:
Instrument: [D221347125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOHSE SUE EST	2/13/2004	D204055240	0000000	0000000
BURNETT KELLEY	2/27/1998	00131070000240	0013107	0000240
FINN WALTER J	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 ⁺
2025	\$176,427	\$65,000	\$241,427	\$241,427
2024	\$176,427	\$65,000	\$241,427	\$241,427
2023	\$172,284	\$40,000	\$212,284	\$212,284
2022	\$152,789	\$40,000	\$192,789	\$192,789
2021	\$148,367	\$40,000	\$188,367	\$188,367
2020	\$160,507	\$40,000	\$200,507	\$200,507

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

There are no exemptions for this property

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.