



Address: [804 ROYCE DR](#)
City: EULESS
Georeference: 31000-7-10
Subdivision: OAKWOOD TERRACE ADDN-EULESS
Neighborhood Code: 3T030B

Latitude: 32.8262786654
Longitude: -97.0908388862
TAD Map: 2120-420
MAPSCO: TAR-055Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAKWOOD TERRACE ADDN-EULESS Block 7 Lot 10

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: 1961

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)N

Protest Deadline Date: 5/24/2024

Site Number: 02060299
Site Name: OAKWOOD TERRACE ADDN-EULESS-7-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,198
Percent Complete: 100%
Land Sqft^{*}: 11,045
Land Acres^{*}: 0.2535

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
WHY BROTHERS LLC
Primary Owner Address:
3808 MERRELL RD
DALLAS, TX 75229

Deed Date: 11/8/2023
Deed Volume:
Deed Page:
Instrument: [D223201287](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTGOMERY JO NELL EST	11/15/1983	0000000000000000	0000000	0000000
MONTGOMERY DONALD L	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	\$150,909	\$60,000	\$210,909	\$210,909
2024	\$172,000	\$60,000	\$232,000	\$232,000
2023	\$207,482	\$40,000	\$247,482	\$187,564
2022	\$161,104	\$40,000	\$201,104	\$170,513
2021	\$147,385	\$40,000	\$187,385	\$155,012
2020	\$122,402	\$40,000	\$162,402	\$140,920

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.