



**Address:** [706 CLEBUD DR](#)  
**City:** EULESS  
**Georeference:** 31000-8-4  
**Subdivision:** OAKWOOD TERRACE ADDN-EULESS  
**Neighborhood Code:** 3T030B

**Latitude:** 32.8273644111  
**Longitude:** -97.0897017014  
**TAD Map:** 2126-420  
**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 8 Lot 4

**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:** 1960  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$230,891  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02060655  
**Site Name:** OAKWOOD TERRACE ADDN-EULESS-8-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,372  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,153  
**Land Acres<sup>\*</sup>:** 0.2789  
**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:**  
CANALES ABRAHAM RIVAS  
**Primary Owner Address:**  
706 CLEBUD DR  
EULESS, TX 76040

**Deed Date:** 7/11/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224123198](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAY HOLDINGS LLC	7/20/2022	<a href="#">D222183620</a>		
KEHLER WILLIAM W	10/31/2019	<a href="#">D224122547</a>		
KOENEKE MORRIS;KOENEKE TERESA	5/22/2015	<a href="#">D215109514</a>		
BROWN STEPHANIE N	8/5/2003	<a href="#">D202370585</a>	0016243	0000265
BROWN STEPHANIE N	12/18/2002	00162430000265	0016243	0000265
BALSINGER KENNETH A	12/31/1900	000000000000000	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	\$170,891	\$60,000	\$230,891	\$230,891
2024	\$170,891	\$60,000	\$230,891	\$230,891
2023	\$223,822	\$40,000	\$263,822	\$263,822
2022	\$169,097	\$40,000	\$209,097	\$206,991
2021	\$158,134	\$40,000	\$198,134	\$188,174
2020	\$131,067	\$40,000	\$171,067	\$171,067

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.