



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⁺⁺⁺: 1,372

Percent Complete: 100%

Land Sqft^{*}: 12,153

Land Acres^{*}: 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	D222183620		
KEHLER WILLIAM W	10/31/2019	D224122547		
KOENEKE MORRIS;KOENEKE TERESA	5/22/2015	D215109514		
BROWN STEPHANIE N	8/5/2003	D202370585	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 ⁺
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.