



Address: [311 FRANKLIN DR](#)
City: EULESS
Georeference: 31000-14-1
Subdivision: OAKWOOD TERRACE ADDN-EULESS
Neighborhood Code: 3T030B

Latitude: 32.8326155645
Longitude: -97.0894189977
TAD Map: 2126-424
MAPSCO: TAR-055L



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 14 Lot 1

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: 1962

Personal Property Account: N/A

Agent: RYAN LLC (00320X)

Protest Deadline Date: 5/24/2024

Site Number: 02062178
Site Name: OAKWOOD TERRACE ADDN-EULESS-14-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,269
Percent Complete: 100%
Land Sqft^{*}: 9,549
Land Acres^{*}: 0.2192
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:
PINE GROVE RESIDENTIAL FUNDING I LLC
Primary Owner Address:
1999 BRYAN ST 13TH FLOOR
DALLAS, TX 75201

Deed Date: 7/12/2022
Deed Volume:
Deed Page:
Instrument: [D222176953](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYNDE MICHAEL C	9/1/1982	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	\$165,889	\$60,000	\$225,889	\$225,889
2024	\$165,889	\$60,000	\$225,889	\$225,889
2023	\$214,838	\$40,000	\$254,838	\$254,838
2022	\$166,473	\$40,000	\$206,473	\$181,231
2021	\$152,159	\$40,000	\$192,159	\$164,755
2020	\$126,229	\$40,000	\$166,229	\$149,777

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.