



Address: [1608 SAGEBRUSH TR](#)
City: EULESS
Georeference: 31030-16-18R
Subdivision: OAKWOOD TERRACE NORTH
Neighborhood Code: 3B0400

Latitude: 32.8297000344
Longitude: -97.1088483069
TAD Map: 2120-420
MAPSCO: TAR-055N



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

PROPERTY DATA

Legal Description: OAKWOOD TERRACE NORTH
Block 16 Lot 18R

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: 1964

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 02064936

Site Name: OAKWOOD TERRACE NORTH 16 18R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,437

Percent Complete: 100%

Land Sqft^{*}: 9,513

Land Acres^{*}: 0.2183

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:

ARP RYAN MALEDON

ARP AMANDA ELAINE

Primary Owner Address:

1608 SAGEBRUSH TR

EULESS, TX 76040

Deed Date: 2/15/2017

Deed Volume:

Deed Page:

Instrument: [D217036201](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| F&R ADAMS LUXURY HOMES LLC | 8/8/2016 | D216182030 | | |
| ALMOND RITA M | 1/1/2013 | D197056280 | | |
| ALMOND J BOYETT ETUX;ALMOND RITA M | 3/25/1997 | 00127190001685 | 0012719 | 0001685 |
| DESOLA CAROL HANES;DESOLA JOSEPH P | 9/20/1996 | 00125500001422 | 0012550 | 0001422 |
| SEC OF HUD | 2/12/1996 | 00122850001010 | 0012285 | 0001010 |
| CHARLES F CURRY CO | 2/6/1996 | 00122560000886 | 0012256 | 0000886 |
| VAKAUTA SOANE V;VAKAUTA TUPOU F | 9/23/1986 | 00086930001674 | 0008693 | 0001674 |
| BALLINGER HELEN C;BALLINGER JOHN R | 2/3/1986 | 00084450001428 | 0008445 | 0001428 |
| MCCORD ALYCE;MCCORD VIRGIL D | 2/28/1984 | 00077540001484 | 0007754 | 0001484 |
| JEFFREY FRANCES A;JEFFREY W DANIEL | 5/1/1983 | 00075200001257 | 0007520 | 0001257 |
| WILLIAM DAVID LEE | 12/31/1900 | 00066870000265 | 0006687 | 0000265 |

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 | \$212,964 | \$65,000 | \$277,964 | \$277,964 |
| 2024 | \$212,964 | \$65,000 | \$277,964 | \$277,964 |
| 2023 | \$270,163 | \$45,000 | \$315,163 | \$277,092 |
| 2022 | \$218,660 | \$45,000 | \$263,660 | \$251,902 |
| 2021 | \$193,785 | \$45,000 | \$238,785 | \$229,002 |
| 2020 | \$167,450 | \$45,000 | \$212,450 | \$208,184 |

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

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Tarrant Appraisal District Property Information | PDF

- HOMESTEAD GENERAL 11.13(b)

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.