



Address: [105 OAK FOREST TR](#)
City: EULESS
Georeference: 36700-6-9
Subdivision: ROYAL OAKS ESTATES
Neighborhood Code: 3X100J

Latitude: 32.8564275533
Longitude: -97.0835868848
TAD Map: 2126-432
MAPSCO: TAR-041Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROYAL OAKS ESTATES Block 6
Lot 9

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: 1971

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$422,982

Protest Deadline Date: 5/24/2024

Site Number: 02571463

Site Name: ROYAL OAKS ESTATES-6-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,552

Percent Complete: 100%

Land Sqft^{*}: 11,553

Land Acres^{*}: 0.2652

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:

CRUTCH THOMAS
CRUTCH SABRINA

Primary Owner Address:

105 OAK FOREST TRL
EULESS, TX 76039

Deed Date: 10/19/2022

Deed Volume:

Deed Page:

Instrument: [D222253403](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORTON ELIZABETH;HORTON JAMES	9/26/2016	D216225534		
SILINI IRMA A	3/13/2015	D215051316		
HANCOCK IRMA A;HANCOCK JOHNNY D	11/18/2009	0000000000000000	0000000	0000000
HANCOCK I A SILINI;HANCOCK JOHNNY D	11/17/2009	D209325042	0000000	0000000
HANCOCK JOHNNY DAL	10/20/2005	D205323563	0000000	0000000
HANCOCK JACQUELIN;HANCOCK JOHNNY	2/16/1986	00084570000299	0008457	0000299
CITIZENS FEDERAL S & L ASSN	11/11/1985	00083660001333	0008366	0001333
LACOUR GERALD	7/23/1983	00075690000861	0007569	0000861
DOUGLAS W E STANFORD	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	\$357,982	\$65,000	\$422,982	\$422,982
2024	\$357,982	\$65,000	\$422,982	\$401,697
2023	\$315,179	\$50,000	\$365,179	\$365,179
2022	\$291,981	\$50,000	\$341,981	\$306,906
2021	\$229,005	\$50,000	\$279,005	\$279,005
2020	\$240,954	\$50,000	\$290,954	\$264,446

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

- 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.