



**Address:** [2604 LAWNDAL LN](#)  
**City:** EULESS  
**Georeference:** 37045-4-3  
**Subdivision:** SAGEPOINT ADDITION  
**Neighborhood Code:** 3C200E

**Latitude:** 32.8747120872  
**Longitude:** -97.0882479933  
**TAD Map:** 2126-436  
**MAPSCO:** TAR-041Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SAGEPOINT ADDITION Block 4  
Lot 3

**Jurisdictions:**

CITY OF EULESS (025)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02642638

**Site Name:** SAGEPOINT ADDITION-4-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,317

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,814

**Land Acres<sup>\*</sup>:** 0.1793

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

PRASAI PERSIS  
ARORA DEEPAK

**Primary Owner Address:**

920 BRESTOL CT W  
BEDFORD, TX 76021

**Deed Date:** 4/17/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215082302](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROLLISON TEXAS INVESTMENTS LLC	11/14/2008	<a href="#">D208429181</a>	0000000	0000000
LEONARD LEON ROLLISON III &	1/20/2006	<a href="#">D206037837</a>	0000000	0000000
ROLLISON LEONARD L III	9/27/2005	<a href="#">D205357383</a>	0000000	0000000
MAHER CHRISTI L;MAHER RAYMOND	8/24/1998	00133900000434	0013390	0000434
MCGAHEY BILLY K;MCGAHEY WENDY B	12/17/1996	00126220001352	0012622	0001352
NEUENSCHWANDER;NEUENSCHWANDER MICHAEL	3/29/1983	00074730001922	0007473	0001922

## 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	\$146,300	\$89,700	\$236,000	\$236,000
2024	\$183,987	\$89,700	\$273,687	\$273,687
2023	\$185,521	\$89,700	\$275,221	\$275,221
2022	\$182,679	\$89,700	\$272,379	\$272,379
2021	\$155,000	\$45,000	\$200,000	\$200,000
2020	\$165,000	\$45,000	\$210,000	\$210,000

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.