



Address: [313 ASCOT DR](#)
City: EULESS
Georeference: 44048-1-23
Subdivision: TWIN CREEK ESTATES ADDITION
Neighborhood Code: 3T0301

Latitude: 32.8295574483
Longitude: -97.0777547878
TAD Map: 2126-420
MAPSCO: TAR-056N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TWIN CREEK ESTATES
ADDITION Block 1 Lot 23

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: 1984

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 03200280

Site Name: TWIN CREEK ESTATES ADDITION-1-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,278

Percent Complete: 100%

Land Sqft^{*}: 9,292

Land Acres^{*}: 0.2133

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MARY JANET PENALOZA LIVING TRUST

Primary Owner Address:

4526 RIDGEGATE DR
DULUTH, GA 30097

Deed Date: 2/16/2023

Deed Volume:

Deed Page:

Instrument: [D223035982](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRABOVSKYY KARMEN P;KENDALL KEVIN;PENALOZA-KENDALL MARY JANET;RHO KRISTIN P	2/26/2018	D218045152		
PENALOZA-KENDALL MARY JANET	6/8/1984	00078520002116	0007852	0002116
DORAL PROPERTIES INC	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	\$198,169	\$70,000	\$268,169	\$268,169
2024	\$227,966	\$70,000	\$297,966	\$297,966
2023	\$225,543	\$50,000	\$275,543	\$275,543
2022	\$185,333	\$50,000	\$235,333	\$235,333
2021	\$160,738	\$50,000	\$210,738	\$210,738
2020	\$130,000	\$50,000	\$180,000	\$180,000

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.