

Tarrant Appraisal District

Property Information | PDF

Account Number: 03200574

Address: 306 DUNAWAY CT

City: EULESS

Georeference: 44048-3-6

Subdivision: TWIN CREEK ESTATES ADDITION

Neighborhood Code: 3T030I

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

PROPERTY DATA

Legal Description: TWIN CREEK ESTATES

ADDITION Block 3 Lot 6

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: OWNWELL INC (12140) Notice Sent Date: 4/15/2025 Notice Value: \$362,949

Protest Deadline Date: 5/24/2024

Site Number: 03200574

Site Name: TWIN CREEK ESTATES ADDITION-3-6

Site Class: A1 - Residential - Single Family

Latitude: 32.8283414201

TAD Map: 2126-420 **MAPSCO:** TAR-055R

Longitude: -97.0783506797

Parcels: 1

Approximate Size+++: 1,720
Percent Complete: 100%

Land Sqft*: 10,370 Land Acres*: 0.2380

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

CEDRONE MICHAEL

FLORES CARLOS A FLORES

Primary Owner Address:

306 DUNAWAY CT EULESS, TX 76040 **Deed Date: 8/29/2024**

Deed Volume: Deed Page:

Instrument: D224156439

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DALLAS METRO HOLDINGS LLC	6/14/2024	D224106697		
SCHNEIDER ROSARIO	5/4/2009	D209131445	0000000	0000000
BRIGGS VIKKI	1/21/2009	D209023392	0000000	0000000
WELLS FARGO BANK NA	8/5/2008	D208339602	0000000	0000000
FINAU ILAISAANE;FINAU LEIMONI	3/31/2004	D204115911	0000000	0000000
SIMOSON ANN G	5/8/2000	00143970000302	0014397	0000302
SIMOSON ANN G;SIMOSON STEPHEN H	2/26/1997	00126880000905	0012688	0000905
MARSHALL ANNETTE;MARSHALL MARC R	8/28/1990	00100290000842	0010029	0000842
SECRETARY OF HUD	5/2/1990	00099420001164	0009942	0001164
FUNDAMENTAL MTG CORP	5/1/1990	00099140000533	0009914	0000533
KEENEY ROBERT W;KEENEY TERRI D	7/6/1989	00096450001847	0009645	0001847
BLACK DONALD L;BLACK MARTHA A	12/20/1984	00080390001289	0008039	0001289
DORAL PROPERITIES INC	12/31/1900	00000000000000	0000000	0000000

VALUES

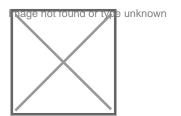
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$279,000	\$70,000	\$349,000	\$349,000
2024	\$292,949	\$70,000	\$362,949	\$311,086
2023	\$276,010	\$50,000	\$326,010	\$282,805
2022	\$231,427	\$50,000	\$281,427	\$257,095
2021	\$183,723	\$50,000	\$233,723	\$233,723
2020	\$172,508	\$50,000	\$222,508	\$218,868

 $\label{property} \ \ \text{Pending indicates that the property record has not yet been completed for the indicated tax year.}$

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⁺ 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.

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