



**Address:** [306 DUNAWAY CT](#)  
**City:** EULESS  
**Georeference:** 44048-3-6  
**Subdivision:** TWIN CREEK ESTATES ADDITION  
**Neighborhood Code:** 3T030I

**Latitude:** 32.8283414201  
**Longitude:** -97.0783506797  
**TAD Map:** 2126-420  
**MAPSCO:** TAR-055R



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 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:** OOWNWELL 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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,720

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,370

**Land Acres<sup>\*</sup>:** 0.2380

**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:**

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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DALLAS METRO HOLDINGS LLC	6/14/2024	<a href="#">D224106697</a>		
SCHNEIDER ROSARIO	5/4/2009	<a href="#">D209131445</a>	0000000	0000000
BRIGGS VIKKI	1/21/2009	<a href="#">D209023392</a>	0000000	0000000
WELLS FARGO BANK NA	8/5/2008	<a href="#">D208339602</a>	0000000	0000000
FINAU ILAISAANE;FINAU LEIMONI	3/31/2004	<a href="#">D204115911</a>	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 <sup>+</sup>
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

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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- 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.