



Address: [304 ASCOT DR](#)
City: EULESS
Georeference: 44048-3-22
Subdivision: TWIN CREEK ESTATES ADDITION
Neighborhood Code: 3T0301

Latitude: 32.8291145914
Longitude: -97.0782951369
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 22

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$325,417

Protest Deadline Date: 5/24/2024

Site Number: 03200752

Site Name: TWIN CREEK ESTATES ADDITION-3-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,533

Percent Complete: 100%

Land Sqft^{*}: 7,373

Land Acres^{*}: 0.1692

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:

CHRISTOPHER SVRECK LIVING TRUST

Primary Owner Address:

304 ASCOT DR
EULESS, TX 76040

Deed Date: 3/31/2025

Deed Volume:

Deed Page:

Instrument: [D225057729](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| SVRCEK CHRISTOPHER LEE | 4/23/1997 | 00127450000515 | 0012745 | 0000515 |
| ROSS MEREDITH;ROSS WILLIAM T | 5/26/1995 | 00010960002220 | 0001096 | 0002220 |
| DUNNIGAN NORA;DUNNIGAN THOMAS E | 8/24/1984 | 00079300001514 | 0007930 | 0001514 |
| DORAL PROPERTIES 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 | \$255,417 | \$70,000 | \$325,417 | \$308,880 |
| 2024 | \$255,417 | \$70,000 | \$325,417 | \$280,800 |
| 2023 | \$240,779 | \$50,000 | \$290,779 | \$255,273 |
| 2022 | \$202,225 | \$50,000 | \$252,225 | \$232,066 |
| 2021 | \$160,969 | \$50,000 | \$210,969 | \$210,969 |
| 2020 | \$151,284 | \$50,000 | \$201,284 | \$197,660 |

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.