



**Address:** [1300 SAGEBRUSH TR](#)  
**City:** EULESS  
**Georeference:** A 415-3Q  
**Subdivision:** DOWNEN, ALLEN M SURVEY  
**Neighborhood Code:** APT-Hurst/Eules/Bedford

**Latitude:** 32.8296092923  
**Longitude:** -97.1046036868  
**TAD Map:** 2120-420  
**MAPSCO:** TAR-055P



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

**PROPERTY DATA**

**Legal Description:** DOWNEN, ALLEN M SURVEY  
Abstract 415 Tract 3Q  
**Jurisdictions:**  
CITY OF EULESS (025)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-BEDFORD (976)  
**Site Number:** 80877295  
**Site Name:** WILSHIRE MANOR APTS  
**Site Class:** APT Master Mtr, Apartment-Master Meter  
**Parcels:** 4  
**Primary Building Name:** WILSHIRE MANOR - UNITS CLOSEST TO WILSHIRE DR / 03849317  
**State Code:** 06  
**Primary Building Type:** Multi-Family  
**Year Built:** 1983  
**Gross Building Area**+++ : 21,885  
**Personal Property Appraised Area** N/A : 21,885  
**Agent:** CANTRELL MCGILLICUDDIE (00751)  
**Notice** **Land Sqft** \* : 31,520  
**Sent** **Land Acres** \* : 0.7235  
**Date:** 4/15/2025 **Pool:** Y  
**Notice**  
**Value:** \$3,379,263  
**Protest Deadline Date:** 5/31/2024

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
WILSHIRE MANOR LLC  
**Primary Owner Address:**  
101 CHASE RD STE 105  
LAKEWOOD, NJ 08701  
**Deed Date:** 11/26/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218260506](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSHIRE MANOR DST	11/16/2015	<a href="#">D215259012</a>		
HAMPTON ESSEX LLC	1/28/2013	<a href="#">D213024609</a>	0000000	0000000
1450 SAGEBRUSH TRAIL LLC	9/7/2010	<a href="#">D210219851</a>	0000000	0000000
SUNSET RIDGE LLC	9/8/2004	<a href="#">D204284871</a>	0000000	0000000
WILSHIRE MANOR LP THE	1/4/2000	<a href="#">D204284870</a>	0000000	0000000
LEADERSHIP REAL PROPERTY INC	1/1/1995	<a href="#">D204284869</a>	0000000	0000000
SCHOENBRUENN PROPERTIES	10/1/1987	00091230001925	0009123	0001925
SMITH IAN	12/19/1986	00087920000442	0008792	0000442
SCHOENBRUENN PROPERTIES	7/13/1983	00075550001531	0007555	0001531
DAVIS BRETT M TRUSTEE	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	\$3,316,223	\$63,040	\$3,379,263	\$3,143,072
2024	\$2,715,847	\$63,040	\$2,778,887	\$2,619,227
2023	\$2,119,649	\$63,040	\$2,182,689	\$2,182,689
2022	\$1,736,960	\$63,040	\$1,800,000	\$1,800,000
2021	\$1,561,960	\$63,040	\$1,625,000	\$1,625,000
2020	\$1,428,346	\$63,040	\$1,491,386	\$1,491,386

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

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## Tarrant Appraisal District Property Information | PDF

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.