



Address: [900 FOREST TRAIL CT](#)
City: EULESS
Georeference: 42183-3-8
Subdivision: TIMBER RIDGE ADDITION(EULESS)
Neighborhood Code: 3X100P

Latitude: 32.8572933316
Longitude: -97.0972082312
TAD Map: 2120-432
MAPSCO: TAR-041X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMBER RIDGE
ADDITION(EULESS) Block 3 Lot 8

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: 1982

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 04655591

Site Name: TIMBER RIDGE ADDITION(EULESS)-3-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,206

Percent Complete: 100%

Land Sqft^{*}: 13,204

Land Acres^{*}: 0.3031

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:

MCGINNIS KENNETH R

MCGINNIS GINA

Primary Owner Address:

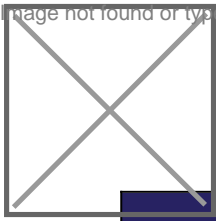
900 FOREST TRAIL CT
EULESS, TX 76039-2540

Deed Date: 3/2/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205071672](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BYNUM LISA M;BYNUM PERRY W	6/17/1997	00128100000254	0012810	0000254
IVEN EDMOND D	4/14/1995	00119430002156	0011943	0002156
SHELLENBERGER WILLIAM J	5/21/1985	00081880002060	0008188	0002060
ROGER DAVID POWELL	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	\$253,720	\$75,000	\$328,720	\$328,720
2024	\$321,000	\$75,000	\$396,000	\$396,000
2023	\$345,815	\$55,000	\$400,815	\$395,448
2022	\$304,498	\$55,000	\$359,498	\$359,498
2021	\$273,943	\$55,000	\$328,943	\$328,943
2020	\$247,461	\$55,000	\$302,461	\$302,461

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.