



**Address:** [1302 TIMBER RIDGE DR](#)  
**City:** EULESS  
**Georeference:** 42183-5-15  
**Subdivision:** TIMBER RIDGE ADDITION(EULESS)  
**Neighborhood Code:** 3X100P

**Latitude:** 32.8550003809  
**Longitude:** -97.0967852121  
**TAD Map:** 2120-432  
**MAPSCO:** TAR-055B



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 5 Lot 15

**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:** 1981

**Personal Property Account:** N/A

**Agent:** ODAY HARRISON GRANT INC (00025)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04656512

**Site Name:** TIMBER RIDGE ADDITION(EULESS)-5-15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,250

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,903

**Land Acres<sup>\*</sup>:** 0.2502

**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:**

POWELL FAMILY LIVING TRUST

**Primary Owner Address:**

1302 TIMBER RIDGE DR  
EULESS, TX 76039

**Deed Date:** 10/31/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219261254](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POWELL CARL O;POWELL DORIS A	10/9/1998	00134660000466	0013466	0000466
STOWE GARY W;STOWE LINDA J	7/6/1992	00106990001373	0010699	0001373
KOVAR RODNEY L	5/3/1990	00099160001275	0009916	0001275
KOVAR PAULETTE;KOVAR RODNEY L	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	\$285,500	\$75,000	\$360,500	\$360,500
2024	\$285,500	\$75,000	\$360,500	\$360,500
2023	\$298,474	\$55,000	\$353,474	\$332,750
2022	\$289,000	\$55,000	\$344,000	\$302,500
2021	\$220,000	\$55,000	\$275,000	\$275,000
2020	\$220,000	\$55,000	\$275,000	\$259,133

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.