



Address: [1301 OAK TIMBER DR](#)
City: EULESS
Georeference: 42183-5-19
Subdivision: TIMBER RIDGE ADDITION(EULESS)
Neighborhood Code: 3X100P

Latitude: 32.8547861956
Longitude: -97.0963134151
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 19

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: 1983
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$420,324
Protest Deadline Date: 5/24/2024

Site Number: 04656555
Site Name: TIMBER RIDGE ADDITION(EULESS)-5-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,209
Percent Complete: 100%
Land Sqft^{*}: 10,889
Land Acres^{*}: 0.2499
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:
NGUYEN THIEN T
NGUYEN NHAN
Primary Owner Address:
1301 OAK TIMBER DR
EULESS, TX 76039-7721

Deed Date: 4/5/1985
Deed Volume: 0008143
Deed Page: 0001389
Instrument: 00081430001389

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTIAN M R;CHRISTIAN PAT	5/11/1984	00078280000513	0007828	0000513



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	\$345,324	\$75,000	\$420,324	\$351,384
2024	\$345,324	\$75,000	\$420,324	\$319,440
2023	\$327,313	\$55,000	\$382,313	\$290,400
2022	\$290,642	\$55,000	\$345,642	\$264,000
2021	\$185,000	\$55,000	\$240,000	\$240,000
2020	\$185,000	\$55,000	\$240,000	\$240,000

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.