



Address: [46 ABBEY RD](#)
City: EULESS
Georeference: 27355-L-46
Subdivision: MC CORMICK FARM ADDITION
Neighborhood Code: A3G010T

Latitude: 32.8680167983
Longitude: -97.0812680933
TAD Map: 2126-436
MAPSCO: TAR-041V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC CORMICK FARM ADDITION
Block L Lot 46 & PART OF COMMON AREA

Jurisdictions:

CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 05078377

Site Name: MC CORMICK FARM ADDITION-L-46-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,120

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

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:

PARIKH PRASHANT

Primary Owner Address:

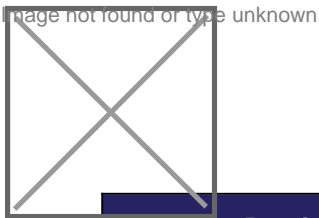
24 PEACHTREE CT
HOLTSVILLE, NY 11742

Deed Date: 10/5/2020

Deed Volume:

Deed Page:

Instrument: [D220256942](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SORIA IRMA YOLANDA	10/4/1996	00125420001748	0012542	0001748
HUNTER KIMBERLY K	2/7/1991	00101720002302	0010172	0002302
ICM MTG CORP	6/28/1990	00101720002288	0010172	0002288
PHM FINANCE CORP ATRIUM I	7/4/1989	00096410000559	0009641	0000559
DUNLAP DIANE;DUNLAP RICHARD A	12/31/1900	00076770001385	0007677	0001385
MCCORMICK DEV CORP	12/30/1900	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	\$190,000	\$50,000	\$240,000	\$240,000
2024	\$190,000	\$50,000	\$240,000	\$240,000
2023	\$210,000	\$25,000	\$235,000	\$235,000
2022	\$161,202	\$25,000	\$186,202	\$186,202
2021	\$147,000	\$25,000	\$172,000	\$172,000
2020	\$146,889	\$25,000	\$171,889	\$171,889

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

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.