



**Address:** [86 WINCHESTER DR](#)  
**City:** EULESS  
**Georeference:** 27355-L-86  
**Subdivision:** MC CORMICK FARM ADDITION  
**Neighborhood Code:** A3G010T

**Latitude:** 32.8676889685  
**Longitude:** -97.0815369089  
**TAD Map:** 2126-436  
**MAPSCO:** TAR-041V



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

**PROPERTY DATA**

**Legal Description:** MC CORMICK FARM ADDITION  
Block L Lot 86 & 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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05078814  
**Site Name:** MC CORMICK FARM ADDITION-L-86-40  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,232  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**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:**  
AMIN RUBINA  
LAKHANI GULSHAN  
**Primary Owner Address:**  
86 WINCHESTER DR  
EULESS, TX 76039

**Deed Date:** 9/15/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220236666](#)

| Previous Owners                    | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| SERIES 5 A SERIES OF CONTESSA LLC  | 11/15/2018 | <a href="#">D219124538</a> |             |           |
| SEAY STEPHANIE;SEAY STEVEN         | 3/19/2018  | <a href="#">D218057390</a> |             |           |
| JOHNSON MARY                       | 8/18/2010  | <a href="#">D210206261</a> | 0000000     | 0000000   |
| SMALLWOOD BRIAN A                  | 10/20/2006 | <a href="#">D206332968</a> | 0000000     | 0000000   |
| WALL TAMMY                         | 12/1/2004  | <a href="#">D204389752</a> | 0000000     | 0000000   |
| SAWLAN LESA A                      | 3/23/1999  | 00137350000165             | 0013735     | 0000165   |
| TICE CAROL J                       | 3/31/1997  | 00127250000894             | 0012725     | 0000894   |
| MCMAHON JILENE K;MCMAHON MICHAEL E | 11/30/1995 | 00121880000721             | 0012188     | 0000721   |
| GRAYNER MARTHA B                   | 12/2/1991  | 00000000000000             | 0000000     | 0000000   |
| LILLEY MARTHA LANE                 | 5/18/1990  | 00099340002389             | 0009934     | 0002389   |
| PHM FINANCE CORP                   | 3/6/1990   | 00098600000296             | 0009860     | 0000296   |
| MAGNER ROSEANN EILEEN              | 6/16/1986  | 00085820001174             | 0008582     | 0001174   |
| MAGNER KEVIN FISHER;MAGNER ROSEANN | 9/28/1983  | 00076270000693             | 0007627     | 0000693   |
| MCCORMICK DEVELOPMENT CORP         | 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 | \$210,405          | \$50,000    | \$260,405    | \$260,405                    |
| 2024 | \$210,405          | \$50,000    | \$260,405    | \$260,405                    |
| 2023 | \$224,487          | \$25,000    | \$249,487    | \$249,487                    |
| 2022 | \$175,493          | \$25,000    | \$200,493    | \$200,493                    |
| 2021 | \$171,804          | \$25,000    | \$196,804    | \$196,804                    |
| 2020 | \$156,547          | \$25,000    | \$181,547    | \$181,547                    |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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## EXEMPTIONS / SPECIAL APPRAISAL

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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.