



**Address:** [194 MERLIN WAY](#)  
**City:** EULESS  
**Georeference:** 27355-L-194  
**Subdivision:** MC CORMICK FARM ADDITION  
**Neighborhood Code:** A3G010T

**Latitude:** 32.8695234261  
**Longitude:** -97.0803948868  
**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 194 & 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:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$258,126

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

**Site Number:** 05080002

**Site Name:** MC CORMICK FARM ADDITION-L-194-40

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,200

**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:**

PRESSLEY KARETHA L

**Primary Owner Address:**

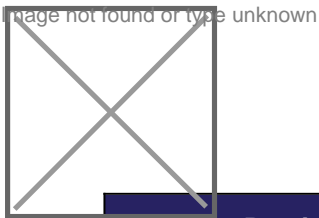
194 MERLIN WAY  
EULESS, TX 76039-4214

**Deed Date:** 1/28/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213023719](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATL MORTGAGE ASSOC	6/5/2012	<a href="#">D212144517</a>	0000000	0000000
VILLAGE IN THE GLEN H/O ASSOC	12/21/2011	<a href="#">D211309016</a>	0000000	0000000
MATTOX JAMES D EST	10/2/1984	00079670000928	0007967	0000928
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	\$208,126	\$50,000	\$258,126	\$245,182
2024	\$208,126	\$50,000	\$258,126	\$222,893
2023	\$222,040	\$25,000	\$247,040	\$202,630
2022	\$173,569	\$25,000	\$198,569	\$184,209
2021	\$169,911	\$25,000	\$194,911	\$167,463
2020	\$154,812	\$25,000	\$179,812	\$152,239

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.