



**Address:** [198 MERLIN WAY](#)  
**City:** EULESS  
**Georeference:** 27355-L-198  
**Subdivision:** MC CORMICK FARM ADDITION  
**Neighborhood Code:** A3G010T

**Latitude:** 32.8697048283  
**Longitude:** -97.0803923867  
**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 198 & 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

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

**Site Number:** 05080045

**Site Name:** MC CORMICK FARM ADDITION-L-198-40

**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:**

SERIES 1, A SERIES OF SQUARE D PROPERTIES LLC

**Primary Owner Address:**

4913 JOSHUA DR  
FLOWER MOUND, TX 75028

**Deed Date:** 10/20/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220270325](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KULAS CHRISTOPHER J	9/15/2020	<a href="#">D220236671</a>		
CONTESSA LLC	2/26/2018	<a href="#">D218040659</a>		
SEAY STEPHANIE;SEAY STEVE J	7/28/2017	<a href="#">D217175411</a>		
CHURCHILL DEBRA A	4/28/2016	<a href="#">D216090271</a>		
MERRITT WILLIAM EDWIN	10/17/2012	000000000000000	0000000	0000000
MERRITT CAROL H;MERRITT WILLIAM E	8/1/2012	<a href="#">D212187198</a>	0000000	0000000
HERRERA DAVID	3/11/2002	00155440000464	0015544	0000464
FAULKNER ALLEN R	11/24/1998	00135340000221	0013534	0000221
KUEHN GAIL A	2/28/1987	00088600000542	0008860	0000542
SECRETARY OF HUD	9/11/1986	00086810001810	0008681	0001810
ICM MORTGAGE CORP	8/5/1986	00086400001193	0008640	0001193
MILLS DOROTHY NELL	7/29/1984	00078730001712	0007873	0001712
MCCORMICK DEVELOPMENT CORP	12/31/1900	000000000000000	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	\$212,159	\$50,000	\$262,159	\$262,159
2024	\$212,159	\$50,000	\$262,159	\$262,159
2023	\$226,342	\$25,000	\$251,342	\$251,342
2022	\$176,930	\$25,000	\$201,930	\$201,930
2021	\$173,201	\$25,000	\$198,201	\$198,201
2020	\$157,810	\$25,000	\$182,810	\$182,810

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

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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.