

Tarrant Appraisal District

Property Information | PDF

Account Number: 05080045

Address: 198 MERLIN WAY

City: EULESS

Georeference: 27355-L-198

Subdivision: MC CORMICK FARM ADDITION

Neighborhood Code: A3G010T

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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 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

Latitude: 32.8697048283

TAD Map: 2126-436 **MAPSCO:** TAR-041V

Longitude: -97.0803923867

Parcels: 1

Approximate Size+++: 1,232
Percent Complete: 100%

Land Sqft*: 0

Land Acres*: 0.0000

Pool: N

+++ Rounded.

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

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KULAS CHRISTOPHER J	9/15/2020	D220236671		
CONTESSA LLC	2/26/2018	D218040659		
SEAY STEPHANIE;SEAY STEVE J	7/28/2017	D217175411		
CHURCHILL DEBRA A	4/28/2016	D216090271		
MERRITT WILLIAM EDWIN	10/17/2012	00000000000000	0000000	0000000
MERRITT CAROL H;MERRITT WILLIAM E	8/1/2012	D212187198	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	00000000000000	0000000	0000000

VALUES

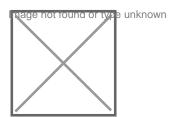
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$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

 $\label{property} \ \ \text{Pending indicates that the property record has not yet been completed for the indicated tax year.}$

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⁺ 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.

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