



**Address:** [509 WESTPARK WAY](#)  
**City:** EULESS  
**Georeference:** 46269-1-5AR  
**Subdivision:** WESTPARK GARDENS ADDITION  
**Neighborhood Code:** MED-HEB Hospital District

**Latitude:** 32.8306115916  
**Longitude:** -97.1197636248  
**TAD Map:** 2114-420  
**MAPSCO:** TAR-054M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WESTPARK GARDENS  
ADDITION Block 1 Lot 5AR

<b>Jurisdictions:</b>	<b>Site Number:</b> 80875056
CITY OF EULESS (025)	<b>Site Name:</b> CRESCENT PSYCHIATRY
TARRANT COUNTY (220)	<b>Site Class:</b> MEDOff - Medical-Office
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 1
TARRANT COUNTY COLLEGE (225)	<b>Primary Building Name:</b> CRESCENT PSYCHIATRY /05989736
HURST-EULESS-BEDFORD ISD (916)	<b>Primary Building Type:</b> Commercial
<b>State Code:</b> F1	<b>Gross Building Area</b> +++ : 2,600
<b>Year Built:</b> 2019	<b>Net Leasable Area</b> +++ : 2,600
<b>Personal Property Account:</b> <a href="#">13857630</a>	<b>Percent Complete:</b> 100%
<b>Agent:</b> METROTAX PROPERTY TAX CONSULTANTS LLC (9027)	<b>Land Sqft</b> * : 45,912
<b>Notice Sent Date:</b> 5/1/2025	<b>Land Acres</b> * : 1.0539
<b>Notice Value:</b> \$731,328	<b>Pool:</b> N
<b>Protest Deadline Date:</b> 5/31/2024	

+++ Rounded.

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

**OWNER INFORMATION**

<b>Current Owner:</b>	<b>Deed Date:</b> 9/21/2018
FASBAH ENTERPRISES LLC	<b>Deed Volume:</b>
<b>Primary Owner Address:</b>	<b>Deed Page:</b>
2852 GIBRALTAR ST	<b>Instrument:</b> <a href="#">D218215619</a>
IRVING, TX 75062	

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AZHAR MUHAMMAD FAHEEM;FAHEEM SABAHAAT	3/10/2016	<a href="#">D216049898</a>		
PARKVIEW PROFESSIONAL BUILDING	3/3/2004	<a href="#">D204069144</a>	0000000	0000000
HILL ELIZABETH	10/3/2003	<a href="#">D203377192</a>	0000000	0000000
PATEL MEENA;PATEL RAMEN	1/15/1990	00098250001542	0009825	0001542
TEXAS COMMERCE BANK FT WORTH	5/3/1988	00092610001016	0009261	0001016
MONEY RESOURCES	1/1/1986	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	\$650,982	\$80,346	\$731,328	\$731,328
2024	\$595,654	\$80,346	\$676,000	\$676,000
2023	\$633,654	\$80,346	\$714,000	\$714,000
2022	\$633,654	\$80,346	\$714,000	\$714,000
2021	\$633,654	\$80,346	\$714,000	\$714,000
2020	\$546,076	\$80,346	\$626,422	\$626,422

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.