



Address: [1203 MIDDLEBURY LN](#)
City: EULESS
Georeference: 46278-C-2
Subdivision: WESTPOINT ADDITION (EULESS)
Neighborhood Code: 3B040D

Latitude: 32.8199836571
Longitude: -97.1281268118
TAD Map: 2114-416
MAPSCO: TAR-054U



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

PROPERTY DATA

Legal Description: WESTPOINT ADDITION
(EULESS) Block C Lot 2
Jurisdictions:
CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)
State Code: A
Year Built: 1990
Personal Property Account: N/A
Agent: GOODRICH REALTY CONSULTING (00974)
Protest Deadline Date: 5/24/2024

Site Number: 06196586
Site Name: WESTPOINT ADDITION (EULESS)-C-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,803
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

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

OWNER INFORMATION

Current Owner:
CRANDALL MATTHEW
Primary Owner Address:
1203 MIDDLEBURY
EULESS, TX 76040

Deed Date: 5/25/2021
Deed Volume:
Deed Page:
Instrument: [D221203850](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOUNT DEBORAH	3/24/2017	D217068494		
HARRIS SHARON L	8/9/2004	D204251774	0000000	0000000
GROVES ANNE	6/14/2002	00157530000397	0015753	0000397
STIPE ADRIENNE;STIPE CARL M II	4/26/1993	00110380000624	0011038	0000624
WALKER ELEANORE F TR ETAL	3/20/1993	00110380000610	0011038	0000610
SHINN CRAIG M;SHINN LISA	9/5/1990	00100490001041	0010049	0001041
GENERAL HOMES CORP	6/6/1990	00099520000000	0009952	0000000
MBANK DALLAS	6/7/1989	00096210000703	0009621	0000703
WAFUM IV INC	1/24/1989	00095080001961	0009508	0001961
PIPELINE ROAD JV	1/1/1987	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	\$251,016	\$65,000	\$316,016	\$316,016
2024	\$251,016	\$65,000	\$316,016	\$316,016
2023	\$295,543	\$45,000	\$340,543	\$298,100
2022	\$226,000	\$45,000	\$271,000	\$271,000
2021	\$195,000	\$45,000	\$240,000	\$240,000
2020	\$140,000	\$45,000	\$185,000	\$185,000

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)

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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.