



**Address:** [301 NITA LN](#)  
**City:** EULESS  
**Georeference:** 2100-7-1  
**Subdivision:** BELL RANCH TERRACE ADDITION  
**Neighborhood Code:** 3B040I

**Latitude:** 32.8341668094  
**Longitude:** -97.1043008061  
**TAD Map:** 2120-424  
**MAPSCO:** TAR-055K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELL RANCH TERRACE  
ADDITION Block 7 Lot 1

**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:** 1993

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$394,209

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

**Site Number:** 06314562

**Site Name:** BELL RANCH TERRACE ADDITION-7-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,472

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,171

**Land Acres<sup>\*</sup>:** 0.1646

**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:**

BRYANT JEFFREY  
BRYANT NADINE

**Primary Owner Address:**

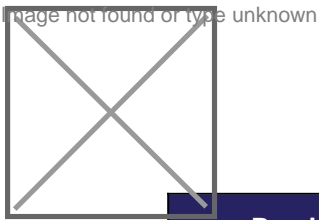
301 NITA LN  
EULESS, TX 76040-4163

**Deed Date:** 7/20/1998

**Deed Volume:** 0013335

**Deed Page:** 0000097

**Instrument:** 00133350000097



| Previous Owners        | Date      | Instrument      | Deed Volume | Deed Page |
|------------------------|-----------|-----------------|-------------|-----------|
| SHERRIFF MOZELLE E EST | 3/1/1993  | 00109640002050  | 0010964     | 0002050   |
| BROOKS HOMES INC       | 1/19/1993 | 00109230001982  | 0010923     | 0001982   |
| BROOKS BUILDERS INC    | 1/1/1988  | 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 | \$281,972          | \$70,000    | \$351,972    | \$310,123                    |
| 2024 | \$324,209          | \$70,000    | \$394,209    | \$281,930                    |
| 2023 | \$307,258          | \$45,000    | \$352,258    | \$256,300                    |
| 2022 | \$188,000          | \$45,000    | \$233,000    | \$233,000                    |
| 2021 | \$188,000          | \$45,000    | \$233,000    | \$233,000                    |
| 2020 | \$188,000          | \$45,000    | \$233,000    | \$233,000                    |

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)

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.