



**Address:** [307 NITA LN](#)  
**City:** EULESS  
**Georeference:** 2100-7-4A  
**Subdivision:** BELL RANCH TERRACE ADDITION  
**Neighborhood Code:** 3B0401

**Latitude:** 32.8337500695  
**Longitude:** -97.1043005207  
**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 4A

**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:** 1991  
**Personal Property Account:** N/A  
**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00024)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$291,335  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06314619  
**Site Name:** BELL RANCH TERRACE ADDITION-7-4A  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,415  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,100  
**Land Acres<sup>\*</sup>:** 0.1629

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

**OWNER INFORMATION**

**Current Owner:**  
ARANYAVONG PAUL L  
ARANYAVONG YUK YI  
**Primary Owner Address:**  
307 NITA LN  
EULESS, TX 76040-4163

**Deed Date:** 7/29/1991  
**Deed Volume:** 0010347  
**Deed Page:** 0000792  
**Instrument:** 00103470000792

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$221,335	\$70,000	\$291,335	\$291,335
2024	\$221,335	\$70,000	\$291,335	\$268,776
2023	\$202,858	\$45,000	\$247,858	\$244,342
2022	\$177,129	\$45,000	\$222,129	\$222,129
2021	\$160,000	\$45,000	\$205,000	\$205,000
2020	\$173,117	\$45,000	\$218,117	\$193,584

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.