



Address: [401 NITA LN](#)
City: EULESS
Georeference: 2100-7-8
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B040I

Latitude: 32.8327949045
Longitude: -97.1042954312
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 8

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06314686

Site Name: BELL RANCH TERRACE ADDITION-7-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,417

Percent Complete: 100%

Land Sqft^{*}: 7,739

Land Acres^{*}: 0.1776

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:

BECK CANDIA

BECK BRENT

Primary Owner Address:

401 NITA LN
EULESS, TX 76040-4129

Deed Date: 3/19/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209080527](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	9/7/1995	00120960001898	0012096	0001898
BOYDSTON BRADLEY;BOYDSTON CHERYL	6/6/1990	00099450001573	0009945	0001573
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 ⁺
2025	\$188,772	\$70,000	\$258,772	\$258,772
2024	\$188,772	\$70,000	\$258,772	\$258,772
2023	\$201,771	\$45,000	\$246,771	\$235,337
2022	\$187,843	\$45,000	\$232,843	\$213,943
2021	\$149,494	\$45,000	\$194,494	\$194,494
2020	\$149,494	\$45,000	\$194,494	\$191,651

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.