



Address: [407 NITA LN](#)
City: EULESS
Georeference: 2100-7-11A
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B040I

Latitude: 32.8323431417
Longitude: -97.1042952533
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 11A

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: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$322,225

Protest Deadline Date: 5/24/2024

Site Number: 06314740

Site Name: BELL RANCH TERRACE ADDITION-7-11A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,570

Percent Complete: 100%

Land Sqft^{*}: 8,236

Land Acres^{*}: 0.1890

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MENEADES VINCENT
MENEADES KATHLEE

Primary Owner Address:

407 NITA LN
EULESS, TX 76040-4129

Deed Date: 7/19/1991

Deed Volume: 0010340

Deed Page: 0000260

Instrument: 00103400000260

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 ⁺
2025	\$252,225	\$70,000	\$322,225	\$322,225
2024	\$252,225	\$70,000	\$322,225	\$305,580
2023	\$232,800	\$45,000	\$277,800	\$277,800
2022	\$213,040	\$45,000	\$258,040	\$258,040
2021	\$195,145	\$45,000	\$240,145	\$235,441
2020	\$196,542	\$45,000	\$241,542	\$214,037

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.