



**Address:** [1200 JAMESTOWN CT](#)  
**City:** EULESS  
**Georeference:** 46279-M-1  
**Subdivision:** WESTPOINT TWO ADDN (EULESS)  
**Neighborhood Code:** 3B040D

**Latitude:** 32.820541591  
**Longitude:** -97.1268503735  
**TAD Map:** 2114-416  
**MAPSCO:** TAR-054U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTPOINT TWO ADDN  
(EULESS) Block M 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:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$307,541

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

**Site Number:** 06531334

**Site Name:** WESTPOINT TWO ADDN (EULESS)-M-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,573

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,248

**Land Acres<sup>\*</sup>:** 0.2352

**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:**

NANCE DEBORAH DAWN

**Primary Owner Address:**

1200 JAMESTOWN CT  
EULESS, TX 76040-6310

**Deed Date:** 12/4/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D203451257](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICKETSON DAVIS S;RICKETSON INGRID H	5/27/1994	00116130000257	0011613	0000257
GENERAL HOMES CORP	9/3/1993	00112280000619	0011228	0000619
ACORN DEVELOPMENT CO	1/1/1991	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 <sup>+</sup>
2025	\$225,000	\$65,000	\$290,000	\$290,000
2024	\$242,541	\$65,000	\$307,541	\$265,126
2023	\$267,185	\$45,000	\$312,185	\$241,024
2022	\$221,500	\$45,000	\$266,500	\$219,113
2021	\$154,194	\$45,000	\$199,194	\$199,194
2020	\$154,194	\$45,000	\$199,194	\$199,194

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.