



Address: [1012 ROARING CANYON RD](#)
City: EULESS
Georeference: 1899-A-2
Subdivision: BEAR CREEK BEND ADDITION
Neighborhood Code: 3X110A

Latitude: 32.8513094478
Longitude: -97.0788950162
TAD Map: 2126-428
MAPSCO: TAR-055D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEAR CREEK BEND ADDITION
Block A Lot 2

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$332,218

Protest Deadline Date: 5/24/2024

Site Number: 06608639

Site Name: BEAR CREEK BEND ADDITION-A-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,490

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

RAMIREZ ERICA Y

Primary Owner Address:

1012 ROARING CANYON RD
EULESS, TX 76039-3418

Deed Date: 6/28/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212156672](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SKIPPER DAVID A	4/30/2008	D208161803	0000000	0000000
SKIPPER FRANK PRESTON	9/5/2007	000000000000000	0000000	0000000
SKIPPER JUANITA EST	10/28/1998	000000000000000	0000000	0000000
SKIPPER FRANK EST;SKIPPER JUANIT	4/18/1996	00123410000113	0012341	0000113
NF REALTY GROWTH FUND LTD	11/12/1993	00113450001049	0011345	0001049
PULTE HOME CORP OF TEXAS	1/1/1993	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	\$252,218	\$80,000	\$332,218	\$320,927
2024	\$252,218	\$80,000	\$332,218	\$291,752
2023	\$283,091	\$50,000	\$333,091	\$265,229
2022	\$228,366	\$50,000	\$278,366	\$241,117
2021	\$169,197	\$50,000	\$219,197	\$219,197
2020	\$180,392	\$50,000	\$230,392	\$230,392

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.