



**Address:** [1008 ROARING CANYON RD](#)  
**City:** EULESS  
**Georeference:** 1899-A-4  
**Subdivision:** BEAR CREEK BEND ADDITION  
**Neighborhood Code:** 3X110A

**Latitude:** 32.8510312939  
**Longitude:** -97.0788987489  
**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 4

**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:** \$402,500

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

**Site Number:** 06608655

**Site Name:** BEAR CREEK BEND ADDITION-A-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,830

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

HANNA GOUHER  
GHOBRIAL EMAN

**Primary Owner Address:**

1008 ROARING CANYON RD #1008  
EULESS, TX 76039

**Deed Date:** 10/1/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220255803](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN THIEN-TRANG;TRAN TRI	12/26/2018	<a href="#">D218283529</a>		
TRAN TRI ETAL	1/5/2010	<a href="#">D210004592</a>	0000000	0000000
TRAN THIEN-TRANG THIEN;TRAN TRI	8/31/2009	<a href="#">D209234278</a>	0000000	0000000
TRAN TRI	12/20/2004	<a href="#">D205004405</a>	0000000	0000000
LE CANH;LE TRI TRAN	4/29/2003	00166560000063	0016656	0000063
SALEMIZADEH ABDOLNASSER	2/26/1996	00122810002169	0012281	0002169
DUBOSE MODEL HOME INV LTD	6/30/1994	00116460001372	0011646	0001372
PULTE HOME CORP OF TEXAS	1/1/1993	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	\$322,500	\$80,000	\$402,500	\$388,555
2024	\$322,500	\$80,000	\$402,500	\$353,232
2023	\$362,255	\$50,000	\$412,255	\$321,120
2022	\$291,681	\$50,000	\$341,681	\$291,927
2021	\$215,388	\$50,000	\$265,388	\$265,388
2020	\$207,938	\$50,000	\$257,938	\$257,938

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.