



Address: [904 ROARING CANYON RD](#)
City: EULESS
Georeference: 1899-A-11
Subdivision: BEAR CREEK BEND ADDITION
Neighborhood Code: 3X110A

Latitude: 32.8500612052
Longitude: -97.0789101053
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 11

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: \$402,737

Protest Deadline Date: 5/24/2024

Site Number: 06608744

Site Name: BEAR CREEK BEND ADDITION-A-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,988

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

VELCANI DENIS
VELCANI XHUANA

Primary Owner Address:

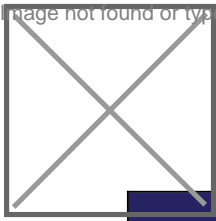
904 ROARING CANYON
EULESS, TX 76039

Deed Date: 9/12/2024

Deed Volume:

Deed Page:

Instrument: [D224163621](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICKS JOYCE;HICKS STEVEN W	12/27/1993	00113900001348	0011390	0001348
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	\$322,737	\$80,000	\$402,737	\$402,737
2024	\$322,737	\$80,000	\$402,737	\$363,363
2023	\$361,000	\$50,000	\$411,000	\$330,330
2022	\$301,559	\$50,000	\$351,559	\$300,300
2021	\$223,000	\$50,000	\$273,000	\$273,000
2020	\$223,000	\$50,000	\$273,000	\$273,000

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.