



Address: [220 BRANCH BEND](#)
City: EULESS
Georeference: 1899-A-13R
Subdivision: BEAR CREEK BEND ADDITION
Neighborhood Code: 3X110A

Latitude: 32.8493915875
Longitude: -97.0788839225
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 13R

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: 1995

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$373,984

Protest Deadline Date: 5/24/2024

Site Number: 06711251

Site Name: BEAR CREEK BEND ADDITION-A-13R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,869

Percent Complete: 100%

Land Sqft^{*}: 9,055

Land Acres^{*}: 0.2078

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:

SHRESTHA SUBAN

Primary Owner Address:

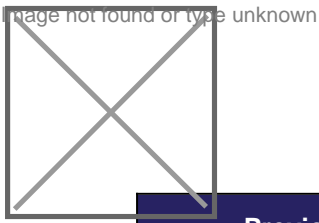
220 BRANCH BEND
EULESS, TX 76039

Deed Date: 8/21/2020

Deed Volume:

Deed Page:

Instrument: [D220214000](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUYTAN JOHN;GUYTAN KELLI	3/30/2007	D207121962	0000000	0000000
KILLEDAR AHMER	2/27/2002	00155060000290	0015506	0000290
VELA GILBERT;VELA LILIANNA	12/29/1995	00122280001010	0012228	0001010
PULTE HOME CORP OF TEXAS	1/1/1994	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 ⁺
2025	\$293,984	\$80,000	\$373,984	\$373,984
2024	\$293,984	\$80,000	\$373,984	\$361,899
2023	\$347,191	\$50,000	\$397,191	\$328,999
2022	\$314,310	\$50,000	\$364,310	\$299,090
2021	\$221,900	\$50,000	\$271,900	\$271,900
2020	\$221,900	\$50,000	\$271,900	\$271,900

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.