



Address: [113 PINION DR](#)
City: EULESS
Georeference: 14117-A-7
Subdivision: FOREST CREEK ADDITION
Neighborhood Code: 3C200A

Latitude: 32.8702682921
Longitude: -97.0846872945
TAD Map: 2126-436
MAPSCO: TAR-041V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST CREEK ADDITION
Block A Lot 7

Jurisdictions:

CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06827616

Site Name: FOREST CREEK ADDITION-A-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,034

Percent Complete: 100%

Land Sqft^{*}: 7,527

Land Acres^{*}: 0.1727

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:

MEJIA MELVIN A SAAVEDRA

Primary Owner Address:

9644 CALAVERAS RD
FORT WORTH, TX 76177

Deed Date: 11/2/2023

Deed Volume:

Deed Page:

Instrument: [D223198418](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERSON PROPERTIES LLC	7/21/2023	D223129932		
DUCART DOUGLAS A;DUCART M BIRD	9/18/2003	D203352321	0017218	0000211
HIXSON JACKIE;HIXSON WILLIAM P	2/29/1996	00122810001695	0012281	0001695
PULTE HOME CORP OF TEXAS	1/1/1995	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	\$352,384	\$86,400	\$438,784	\$438,784
2024	\$352,384	\$86,400	\$438,784	\$438,784
2023	\$304,895	\$86,400	\$391,295	\$339,525
2022	\$301,308	\$86,400	\$387,708	\$308,659
2021	\$233,441	\$50,000	\$283,441	\$280,599
2020	\$234,514	\$50,000	\$284,514	\$255,090

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

There are no exemptions for this property

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.