



**Address:** [1409 BELL RANCH CIR](#)  
**City:** EULESS  
**Georeference:** 2100-10-9  
**Subdivision:** BELL RANCH TERRACE ADDITION  
**Neighborhood Code:** 3B040I

**Latitude:** 32.8307653041  
**Longitude:** -97.1052817303  
**TAD Map:** 2120-420  
**MAPSCO:** TAR-055J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELL RANCH TERRACE  
ADDITION Block 10 Lot 9

**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:** 1997

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$335,287

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

**Site Number:** 06841945

**Site Name:** BELL RANCH TERRACE ADDITION-10-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,605

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,249

**Land Acres<sup>\*</sup>:** 0.1205

**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:**

THATE SHANNON L

**Primary Owner Address:**

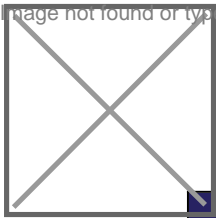
1409 BELL RANCH CIR  
EULESS, TX 76040-4974

**Deed Date:** 12/22/1997

**Deed Volume:** 0013038

**Deed Page:** 0000438

**Instrument:** 00130380000438



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOOKS HOMES INC	10/1/1997	00129340000552	0012934	0000552
BROOKS BUILDERS INC	1/1/1995	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	\$265,287	\$70,000	\$335,287	\$335,287
2024	\$265,287	\$70,000	\$335,287	\$316,030
2023	\$242,300	\$45,000	\$287,300	\$287,300
2022	\$224,773	\$45,000	\$269,773	\$267,135
2021	\$203,791	\$45,000	\$248,791	\$242,850
2020	\$195,435	\$45,000	\$240,435	\$220,773

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.