



Address: [1401 BELL RANCH CIR](#)
City: EULESS
Georeference: 2100-10-13
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B0401

Latitude: 32.8307590867
Longitude: -97.1046312734
TAD Map: 2120-420
MAPSCO: TAR-055K



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 13

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: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$400,860

Protest Deadline Date: 5/24/2024

Site Number: 06841996

Site Name: BELL RANCH TERRACE ADDITION-10-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,918

Percent Complete: 100%

Land Sqft^{*}: 5,536

Land Acres^{*}: 0.1270

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:

KHADKA SUNITA K C
KHADKA NABIN

Primary Owner Address:

1401 BELL RANCH CIR
EULESS, TX 76040

Deed Date: 2/1/2018

Deed Volume:

Deed Page:

Instrument: [D218024445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OLATUNJI ADEBAYO T	5/23/2011	D211123106	0000000	0000000
BURNS JILL;BURNS MATTHEW	2/17/2005	D205052814	0000000	0000000
CHEN NAOMI	8/24/1999	00139880000545	0013988	0000545
BROOKS HOMES INC	8/23/1999	00139880000544	0013988	0000544
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 ⁺
2025	\$330,860	\$70,000	\$400,860	\$400,860
2024	\$330,860	\$70,000	\$400,860	\$365,299
2023	\$302,005	\$45,000	\$347,005	\$332,090
2022	\$256,900	\$45,000	\$301,900	\$301,900
2021	\$253,665	\$45,000	\$298,665	\$298,665
2020	\$244,412	\$45,000	\$289,412	\$284,147

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.