



**Address:** [1402 TOPLEA DR](#)  
**City:** EULESS  
**Georeference:** 2100-10-15  
**Subdivision:** BELL RANCH TERRACE ADDITION  
**Neighborhood Code:** 3B0401

**Latitude:** 32.8304223725  
**Longitude:** -97.10481148  
**TAD Map:** 2120-420  
**MAPSCO:** TAR-055P



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 15

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$310,000

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

**Site Number:** 06842011

**Site Name:** BELL RANCH TERRACE ADDITION-10-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,495

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,251

**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:**

ESTAFANOUS MALAK  
ISHAK MARY

**Primary Owner Address:**

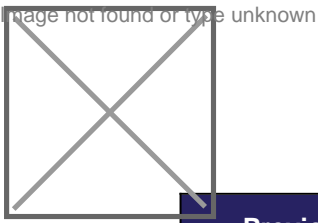
1402 TOPLEA DR  
EULESS, TX 76040

**Deed Date:** 4/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220102044](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CREWS ROSIE	10/3/2000	00145630000037	0014563	0000037
KIRTLEY PAUL W	12/18/1998	00136090000493	0013609	0000493
BROOKS HOMES INC	4/23/1998	00132590000286	0013259	0000286
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	\$220,000	\$70,000	\$290,000	\$290,000
2024	\$240,000	\$70,000	\$310,000	\$307,305
2023	\$234,368	\$45,000	\$279,368	\$279,368
2022	\$217,642	\$45,000	\$262,642	\$262,642
2021	\$197,633	\$45,000	\$242,633	\$242,633
2020	\$189,979	\$45,000	\$234,979	\$188,760

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.