



Address: [1404 TOPLEA DR](#)
City: EULESS
Georeference: 2100-10-16
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B0401

Latitude: 32.8304237191
Longitude: -97.1049728972
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 16

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: \$354,443
Protest Deadline Date: 5/24/2024

Site Number: 06842038
Site Name: BELL RANCH TERRACE ADDITION-10-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,671
Percent Complete: 100%
Land Sqft^{*}: 5,154
Land Acres^{*}: 0.1183
Pool: N

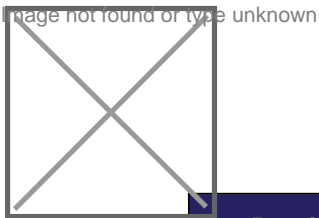
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SAN JEFFREY
Primary Owner Address:
1404 TOPLEA DR
EULESS, TX 76040

Deed Date: 6/7/2024
Deed Volume:
Deed Page:
Instrument: [D224101583](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOORE LINDA S	10/5/1998	00134860000413	0013486	0000413
BROOKS HOMES INC	4/23/1998	00132590000296	0013259	0000296
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	\$284,443	\$70,000	\$354,443	\$354,443
2024	\$284,443	\$70,000	\$354,443	\$335,286
2023	\$259,805	\$45,000	\$304,805	\$304,805
2022	\$241,017	\$45,000	\$286,017	\$281,590
2021	\$218,528	\$45,000	\$263,528	\$255,991
2020	\$210,066	\$45,000	\$255,066	\$232,719

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.