



**Address:** [1406 TOPLEA DR](#)  
**City:** EULESS  
**Georeference:** 2100-10-17  
**Subdivision:** BELL RANCH TERRACE ADDITION  
**Neighborhood Code:** 3B040I

**Latitude:** 32.8304250841  
**Longitude:** -97.105134454  
**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 17

**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:** \$343,660

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

**Site Number:** 06842046

**Site Name:** BELL RANCH TERRACE ADDITION-10-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,633

**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:**

SAN KEVIN KUN  
SUNDARA NAKHONEVANH

**Primary Owner Address:**

1406 TOPLEA DR  
EULESS, TX 76040

**Deed Date:** 4/22/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** M219004249

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAN KEVIN KUN;SUNDARA NAKHONEVANH	12/18/2001	A27368077		
SAN KUN;SUNDARA NAKHONEVANH	3/10/1999	00137160000288	0013716	0000288
BROOKS HOMES INC	10/13/1998	00134800000494	0013480	0000494
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	\$273,660	\$70,000	\$343,660	\$288,428
2024	\$273,660	\$70,000	\$343,660	\$262,207
2023	\$249,908	\$45,000	\$294,908	\$238,370
2022	\$231,794	\$45,000	\$276,794	\$216,700
2021	\$152,000	\$45,000	\$197,000	\$197,000
2020	\$152,000	\$45,000	\$197,000	\$197,000

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.