



Address: [1412 TOPLEA DR](#)
City: EULESS
Georeference: 2100-10-20
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B040I

Latitude: 32.8304279913
Longitude: -97.1056192854
TAD Map: 2120-420
MAPSCO: TAR-055N



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 20

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: \$351,721

Protest Deadline Date: 5/24/2024

Site Number: 06842070

Site Name: BELL RANCH TERRACE ADDITION-10-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,662

Percent Complete: 100%

Land Sqft^{*}: 5,251

Land Acres^{*}: 0.1205

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:

CHIO MARGARITA

Primary Owner Address:

1412 TOPLEA DR
EULESS, TX 76040-4976

Deed Date: 11/29/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204382166](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUCHANAN TAMMY D	8/10/1998	00133880000186	0013388	0000186
BROOKS HOMES INC	4/23/1998	00132590000277	0013259	0000277
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	\$281,721	\$70,000	\$351,721	\$351,721
2024	\$281,721	\$70,000	\$351,721	\$332,523
2023	\$257,294	\$45,000	\$302,294	\$302,294
2022	\$238,668	\$45,000	\$283,668	\$280,614
2021	\$216,374	\$45,000	\$261,374	\$255,104
2020	\$207,993	\$45,000	\$252,993	\$231,913

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.