



**Address:** [1401 SIGNET DR](#)  
**City:** EULESS  
**Georeference:** 2100-11-5R  
**Subdivision:** BELL RANCH TERRACE ADDITION  
**Neighborhood Code:** 3B040I

**Latitude:** 32.8315549212  
**Longitude:** -97.1047864346  
**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 11 Lot 5R

**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:** 1997

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06842151

**Site Name:** BELL RANCH TERRACE ADDITION-11-5R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,894

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,895

**Land Acres<sup>\*</sup>:** 0.1812

**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:**

TRINH TYLER T

TRINH KIM A

**Primary Owner Address:**

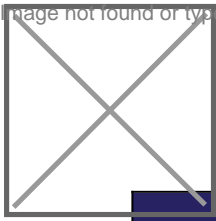
315 CRESTVIEW DR  
ARLINGTON, TX 76018-5205

**Deed Date:** 3/27/2002

**Deed Volume:** 0015593

**Deed Page:** 0000059

**Instrument:** 00155930000059



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH JUDITH S;SMITH TYRONE	9/11/1997	00129120000019	0012912	0000019
BOOKS HOMES INC	6/13/1997	00128110000120	0012811	0000120
BROOK 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	\$324,489	\$70,000	\$394,489	\$394,489
2024	\$324,489	\$70,000	\$394,489	\$394,489
2023	\$296,105	\$45,000	\$341,105	\$341,105
2022	\$274,456	\$45,000	\$319,456	\$319,456
2021	\$248,545	\$45,000	\$293,545	\$293,545
2020	\$238,355	\$45,000	\$283,355	\$283,355

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

There are no exemptions for this property

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.