



Address: [513 NITA LN](#)
City: EULESS
Georeference: 2100-12-7R
Subdivision: BELL RANCH TERRACE ADDITION
Neighborhood Code: 3B040I

Latitude: 32.830617736
Longitude: -97.1042018067
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 12 Lot 7R

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: 1996

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$332,900

Protest Deadline Date: 5/24/2024

Site Number: 06842283

Site Name: BELL RANCH TERRACE ADDITION-12-7R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,594

Percent Complete: 100%

Land Sqft^{*}: 6,583

Land Acres^{*}: 0.1511

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:

KARKI MENUKA
KARKI BADRI

Primary Owner Address:

513 NITA LN
EULESS, TX 76040

Deed Date: 7/10/2024

Deed Volume:

Deed Page:

Instrument: [D224124406](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN KHAI	4/19/2019	D219082699		
MELGAR TRINA	2/28/2018	D218046629		
RAMIREZ CARLOS J	11/9/2005	D205343406	0000000	0000000
CHONGPHAKDEE SOMCHAI	4/27/2005	D205157876	0000000	0000000
CHONGPHAKDEE SOMCHAI;CHONGPHAKDEE TIGI	9/16/1996	00125200000367	0012520	0000367
BOOKS HOMES INC	7/24/1996	00124480001516	0012448	0001516
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	\$262,900	\$70,000	\$332,900	\$332,900
2024	\$262,900	\$70,000	\$332,900	\$332,900
2023	\$240,209	\$45,000	\$285,209	\$285,209
2022	\$222,906	\$45,000	\$267,906	\$267,906
2021	\$202,192	\$45,000	\$247,192	\$247,192
2020	\$193,438	\$45,000	\$238,438	\$238,438

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.