



**Address:** [1101 WINSTON DR](#)  
**City:** EULESS  
**Georeference:** 1899-F-7  
**Subdivision:** BEAR CREEK BEND ADDITION  
**Neighborhood Code:** 3X110A

**Latitude:** 32.8528688568  
**Longitude:** -97.0779224793  
**TAD Map:** 2126-428  
**MAPSCO:** TAR-055D



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** BEAR CREEK BEND ADDITION  
Block F Lot 7

**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:** \$447,893

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

**Site Number:** 06865402

**Site Name:** BEAR CREEK BEND ADDITION-F-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,835

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,747

**Land Acres<sup>\*</sup>:** 0.2008

**Pool:** Y

<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:**

HUTNIK RONALD DEAN

**Primary Owner Address:**

1101 WINSTON DR  
EULESS, TX 76039

**Deed Date:** 5/2/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219094877](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAU MORAIMA;GRAU NELSON M	10/1/2007	<a href="#">D207359371</a>	0000000	0000000
MARSHALL LISA R	3/16/2006	<a href="#">D206086564</a>	0000000	0000000
POLLARD TINA K	8/28/1996	00125010001904	0012501	0001904
PULTE HOME CORP OF TEXAS	1/1/1995	000000000000000	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	\$367,893	\$80,000	\$447,893	\$432,670
2024	\$367,893	\$80,000	\$447,893	\$393,336
2023	\$363,861	\$50,000	\$413,861	\$357,578
2022	\$327,989	\$50,000	\$377,989	\$325,071
2021	\$245,519	\$50,000	\$295,519	\$295,519
2020	\$246,645	\$50,000	\$296,645	\$296,645

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.