



**Address:** [2400 BROWN BEAR WAY](#)  
**City:** EULESS  
**Georeference:** 24074-A-1  
**Subdivision:** LITTLE BEAR ADDITION  
**Neighborhood Code:** 3C200M

**Latitude:** 32.8716443239  
**Longitude:** -97.0919071925  
**TAD Map:** 2120-436  
**MAPSCO:** TAR-041U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LITTLE BEAR ADDITION Block  
A Lot 1

**Jurisdictions:**

CITY OF EULESS (025)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$655,563

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

**Site Number:** 07986327

**Site Name:** LITTLE BEAR ADDITION-A-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,846

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**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:**

CAMPBELL WILL D  
CAMPBELL TAYLOR S

**Primary Owner Address:**

2400 BROWN BEAR WAY  
EULESS, TX 76039-6060

**Deed Date:** 10/9/2002

**Deed Volume:** 0016051

**Deed Page:** 0000071

**Instrument:** 00160510000071

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY OF BUILDERS	5/28/2002	00157040000315	0015704	0000315
LITTLE BEAR HOMESTEAD I LTD	1/1/2002	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	\$570,563	\$85,000	\$655,563	\$655,563
2024	\$570,563	\$85,000	\$655,563	\$649,855
2023	\$526,047	\$85,000	\$611,047	\$590,777
2022	\$462,536	\$85,000	\$547,536	\$537,070
2021	\$448,156	\$65,000	\$513,156	\$488,245
2020	\$378,859	\$65,000	\$443,859	\$443,859

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.