



Address: [2406 BROWN BEAR WAY](#)
City: EULESS
Georeference: 24074-A-4
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8721639696
Longitude: -97.0919037364
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 4

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$529,971

Protest Deadline Date: 5/24/2024

Site Number: 07986351

Site Name: LITTLE BEAR ADDITION-A-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,076

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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:

THIRUVALLARAI SATHYANARAYANAN

Primary Owner Address:

2406 BROWN BEAR WAY
EULESS, TX 76039-6060

Deed Date: 11/3/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210276838](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVESTRI CARLO;SILVESTRI ELIZABET	5/4/2005	D205134356	0000000	0000000
JPMORGAN CHASE BANK	12/7/2004	D204397902	0000000	0000000
ERDELJAC CHRISTOPHER	5/30/2002	00157180000369	0015718	0000369
GOODMAN FAMILY OF BUILDERS	2/1/2002	00154440000237	0015444	0000237
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 ⁺
2025	\$444,971	\$85,000	\$529,971	\$529,971
2024	\$444,971	\$85,000	\$529,971	\$494,022
2023	\$429,420	\$85,000	\$514,420	\$449,111
2022	\$366,318	\$85,000	\$451,318	\$408,283
2021	\$306,166	\$65,000	\$371,166	\$371,166
2020	\$306,166	\$65,000	\$371,166	\$371,166

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.