



Address: [2501 SALMON RUN LN](#)
City: EULESS
Georeference: 24074-A-20
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8729895153
Longitude: -97.0934353209
TAD Map: 2120-436
MAPSCO: TAR-041Q



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 20

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: \$722,982

Protest Deadline Date: 5/24/2024

Site Number: 07986521

Site Name: LITTLE BEAR ADDITION-A-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,906

Percent Complete: 100%

Land Sqft^{*}: 10,019

Land Acres^{*}: 0.2300

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

GERMAIN REGINALD
GERMAIN CHRISTI

Primary Owner Address:

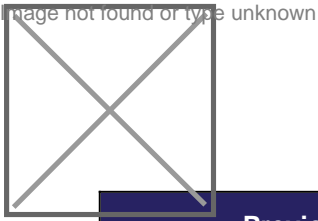
2501 SALMON RUN LN
EULESS, TX 76039-6097

Deed Date: 3/28/2003

Deed Volume: 0016547

Deed Page: 0000087

Instrument: 00165470000087



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY OF BUILDERS LP	11/19/2002	00161470000370	0016147	0000370
LITTLE BEAR HOMESTEAD I LTD	1/1/2002	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 ⁺
2025	\$579,232	\$143,750	\$722,982	\$672,726
2024	\$579,232	\$143,750	\$722,982	\$611,569
2023	\$556,533	\$143,750	\$700,283	\$555,972
2022	\$453,766	\$143,750	\$597,516	\$505,429
2021	\$378,231	\$81,250	\$459,481	\$459,481
2020	\$378,231	\$81,250	\$459,481	\$459,481

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.