



Address: [2405 SALMON RUN LN](#)
City: EULESS
Georeference: 24074-A-26
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8718913468
Longitude: -97.0934391495
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 26

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: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$703,556

Protest Deadline Date: 5/24/2024

Site Number: 07986599

Site Name: LITTLE BEAR ADDITION-A-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,740

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 0.1800

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:

VIJAYARAGHAVAN VIVEK
JAPPEE KRITANJALI S

Primary Owner Address:

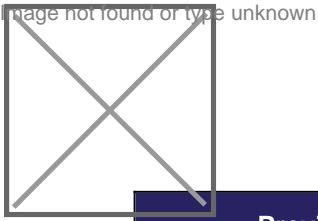
2405 SALMON RUN LN
EULESS, TX 76039-6095

Deed Date: 9/12/2002

Deed Volume: 0015976

Deed Page: 0000195

Instrument: 00159760000195



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY OF BUILDERS	4/8/2002	00155960000253	0015596	0000253
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	\$613,556	\$90,000	\$703,556	\$637,762
2024	\$613,556	\$90,000	\$703,556	\$579,784
2023	\$507,411	\$90,000	\$597,411	\$527,076
2022	\$427,584	\$90,000	\$517,584	\$479,160
2021	\$395,634	\$65,000	\$460,634	\$435,600
2020	\$331,000	\$65,000	\$396,000	\$396,000

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.