



Address: [2306 LITTLE BEAR CT](#)
City: EULESS
Georeference: 24074-A-29
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8714278358
Longitude: -97.0937028995
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 29

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: \$707,867

Protest Deadline Date: 5/24/2024

Site Number: 07986629

Site Name: LITTLE BEAR ADDITION-A-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,962

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

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:

MILES LINDA K

Primary Owner Address:

2306 LITTLE BEAR
EULESS, TX 76039

Deed Date: 7/16/2019

Deed Volume:

Deed Page:

Instrument: [D219157138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OWE CHAE;OWE HYANGMEE	9/26/2008	D208381372	0000000	0000000
PRIMACY CLOSING CORPORATION	9/25/2008	D208381371	0000000	0000000
NGUYEN HUAN V;NGUYEN JENNY	10/21/2002	00160800000448	0016080	0000448
GOODMAN FAMILY OF BUILDERS	5/14/2002	00158640000375	0015864	0000375
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	\$487,131	\$100,000	\$587,131	\$587,131
2024	\$607,867	\$100,000	\$707,867	\$664,290
2023	\$551,000	\$100,000	\$651,000	\$603,900
2022	\$449,000	\$100,000	\$549,000	\$549,000
2021	\$478,145	\$65,000	\$543,145	\$519,118
2020	\$406,925	\$65,000	\$471,925	\$471,925

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.