



**Address:** [2310 LITTLE BEAR CT](#)  
**City:** EULESS  
**Georeference:** 24074-A-31  
**Subdivision:** LITTLE BEAR ADDITION  
**Neighborhood Code:** 3C200M

**Latitude:** 32.8718247003  
**Longitude:** -97.0939492955  
**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 31

**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:** None

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

**Notice Value:** \$768,602

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

**Site Number:** 07986645

**Site Name:** LITTLE BEAR ADDITION-A-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,257

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,068

**Land Acres<sup>\*</sup>:** 0.3000

**Pool:** Y

<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:**

ARORA MONIKA  
SANGAPU MANGESH

**Primary Owner Address:**

2310 LITTLE BEAR CT  
EULESS, TX 76039

**Deed Date:** 5/17/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224087060](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROGERSON JEANETTE SCHMELING	5/18/2015	M215005597		
BLEND JEANETTE D	10/7/2014	<a href="#">D214227331</a>		
BLEND JAN BRYANT;BLEND SHELDON	10/29/2002	00161050000210	0016105	0000210
GOODMAN FAMILY OF BUILDERS	5/14/2002	00158640000375	0015864	0000375
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 <sup>+</sup>
2025	\$581,102	\$187,500	\$768,602	\$625,121
2024	\$581,102	\$187,500	\$768,602	\$568,292
2023	\$491,235	\$187,500	\$678,735	\$516,629
2022	\$282,163	\$187,500	\$469,663	\$469,663
2021	\$388,413	\$81,250	\$469,663	\$469,663
2020	\$355,254	\$81,250	\$436,504	\$436,504

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.