



Address: [2311 LITTLE BEAR CT](#)
City: EULESS
Georeference: 24074-A-32
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8717809352
Longitude: -97.0942738058
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 32

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: \$691,749

Protest Deadline Date: 5/15/2025

Site Number: 07986653

Site Name: LITTLE BEAR ADDITION-A-32

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,667

Percent Complete: 100%

Land Sqft^{*}: 11,761

Land Acres^{*}: 0.2699

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:

CAOTRAN REVOCABLE LIVING TRUST

Primary Owner Address:

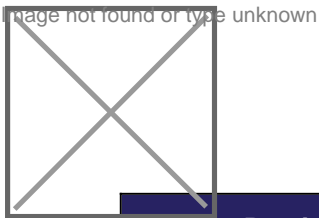
2140 HALL JOHNSON DR #102-110
GRAPEVINE, TX 76051

Deed Date: 11/1/2023

Deed Volume:

Deed Page:

Instrument: [D223202067](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAO TAN;CAO TRISHA T TRAN	11/15/2002	00161470000379	0016147	0000379
GOODMAN FAMILY OF BUILDERS	6/26/2002	00157780000289	0015778	0000289
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	\$523,061	\$168,688	\$691,749	\$617,716
2024	\$523,061	\$168,688	\$691,749	\$561,560
2023	\$513,328	\$168,750	\$682,078	\$510,509
2022	\$422,681	\$168,750	\$591,431	\$464,099
2021	\$340,658	\$81,250	\$421,908	\$421,908
2020	\$340,658	\$81,250	\$421,908	\$421,908

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.