



Address: [2309 LITTLE BEAR CT](#)
City: EULESS
Georeference: 24074-A-33
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8715952016
Longitude: -97.094443393
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 33

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: \$792,964

Protest Deadline Date: 5/24/2024

Site Number: 07986661

Site Name: LITTLE BEAR ADDITION-A-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,031

Percent Complete: 100%

Land Sqft^{*}: 9,583

Land Acres^{*}: 0.2199

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:

CORNWELL NANCY R

Primary Owner Address:

2309 LITTLE BEAR CT
EULESS, TX 76039-6082

Deed Date: 10/15/2007

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D207385455](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARNETT DANIELLE R;ARNETT JOHN W	12/30/2004	D205013729	0000000	0000000
ARNETT DANIELLE R;ARNETT JOHN W	2/27/2003	00164530000428	0016453	0000428
GOODMAN FAMILY OF BUILDERS LP	10/2/2002	00160250000159	0016025	0000159
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	\$655,464	\$137,500	\$792,964	\$762,489
2024	\$655,464	\$137,500	\$792,964	\$693,172
2023	\$545,906	\$137,500	\$683,406	\$630,156
2022	\$444,584	\$137,500	\$582,084	\$572,869
2021	\$464,556	\$81,250	\$545,806	\$520,790
2020	\$392,195	\$81,250	\$473,445	\$473,445

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.