



**Address:** [2209 EAGLES NEST DR](#)  
**City:** EULESS  
**Georeference:** 24074-F-2  
**Subdivision:** LITTLE BEAR ADDITION  
**Neighborhood Code:** 3C200M

**Latitude:** 32.8697165802  
**Longitude:** -97.0928934896  
**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 F  
Lot 2

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$661,931

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

**Site Number:** 07987552

**Site Name:** LITTLE BEAR ADDITION-F-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,663

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,792

**Land Acres<sup>\*</sup>:** 0.1100

**Pool:** N

<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:**

SAMNANI ANJUM  
SAMNANI KARIM

**Primary Owner Address:**

2209 EAGLES NEST DR  
EULESS, TX 76039

**Deed Date:** 8/20/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224148550](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHWASS-RUSSELL TRUST	7/21/2023	<a href="#">D223129997</a>		
RUSSELL ANDREW;RUSSELL BONNIE	5/2/2014	<a href="#">D214092205</a>	0000000	0000000
CARTER CRAIG CARL	8/20/2008	<a href="#">D208331704</a>	0000000	0000000
ISHAM JOHNNY L	12/5/2006	<a href="#">D206395364</a>	0000000	0000000
BURSON CHRISTA E	12/22/2004	<a href="#">D204398896</a>	0000000	0000000
WEEKLEY HOMES LP	8/16/2002	00159110000003	0015911	0000003
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 <sup>+</sup>
2025	\$606,931	\$55,000	\$661,931	\$661,931
2024	\$606,931	\$55,000	\$661,931	\$661,931
2023	\$480,000	\$55,000	\$535,000	\$519,173
2022	\$425,642	\$55,000	\$480,642	\$471,975
2021	\$376,622	\$65,000	\$441,622	\$429,068
2020	\$325,062	\$65,000	\$390,062	\$390,062

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

There are no exemptions for this property

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.