



**Address:** [2300 GRIZZLY RUN LN](#)  
**City:** EULESS  
**Georeference:** 24074-J-9  
**Subdivision:** LITTLE BEAR ADDITION  
**Neighborhood Code:** 3C200M

**Latitude:** 32.8702375303  
**Longitude:** -97.0951372284  
**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 J  
Lot 9

**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:** \$546,620

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

**Site Number:** 07988494

**Site Name:** LITTLE BEAR ADDITION-J-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,824

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,356

**Land Acres<sup>\*</sup>:** 0.1000

**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:**

RODRIGUEZ CAROLE ERIKA SAENZ DE VITERI  
RODRIGUEZ RICARDO JAVIER

**Primary Owner Address:**

2300 GRIZZLY RUN LN  
EULESS, TX 76039

**Deed Date:** 2/27/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217044682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR CHRISTOPHER J;TAYLOR JEAN-ANN	2/24/2016	<a href="#">D216037590</a>		
HARRISON SUE;HARRISON WADE H	12/12/2012	<a href="#">D213014395</a>	0000000	0000000
HARRISON SUE ETAL;HARRISON WADE	11/17/2011	<a href="#">D211281343</a>	0000000	0000000
WARRIER BILU A	3/30/2007	<a href="#">D207116531</a>	0000000	0000000
GRUMBLATT DEBORAH;GRUMBLATT ROBERT	5/23/2005	<a href="#">D205149767</a>	0000000	0000000
GOODMAN FAMILY OF BUILDERS	12/18/2003	<a href="#">D203465438</a>	0000000	0000000
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	\$484,120	\$62,500	\$546,620	\$546,620
2024	\$484,120	\$62,500	\$546,620	\$513,058
2023	\$403,916	\$62,500	\$466,416	\$466,416
2022	\$363,124	\$62,500	\$425,624	\$425,624
2021	\$344,374	\$81,250	\$425,624	\$409,929
2020	\$291,413	\$81,250	\$372,663	\$372,663

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.