



Address: [1609 LAKE EDEN DR](#)
City: EULESS
Georeference: 23377-4-32
Subdivision: LAKEWOOD ADDITION, LOT A1
Neighborhood Code: 3X100D

Latitude: 32.8601680012
Longitude: -97.0973056989
TAD Map: 2120-432
MAPSCO: TAR-041X



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKEWOOD ADDITION, LOT A1
Block 4 Lot 32

Jurisdictions:

CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40091562

Site Name: LAKEWOOD ADDITION, LOT A1-4-32

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,593

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

KHALIL NADY
SHEHATA FARDOUS

Primary Owner Address:

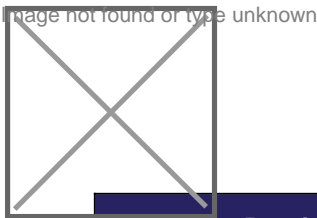
1609 LAKE EDEN DR
EULESS, TX 76039

Deed Date: 7/12/2022

Deed Volume:

Deed Page:

Instrument: [D222181710](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHALIL NADY	5/26/2022	D222137358		
HEB HOMES LLC	5/24/2022	D222135045		
RAMOVIC ELVIS	10/6/2016	D216236449		
AZEEMUDDIN SYED;BEGUM KAREEM	10/22/2014	D214232725		
MALNAR ANDREW	12/8/2006	D206391583	0000000	0000000
WILSON WILLIAM R	4/5/2006	D206104952	0000000	0000000
BUESCHER INTERESTS LP	10/5/2004	D204324774	0000000	0000000
EULESS LAKEWOOD ESTATES LP	1/1/2002	0000000000000000	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	\$395,000	\$100,000	\$495,000	\$495,000
2024	\$395,000	\$100,000	\$495,000	\$495,000
2023	\$375,000	\$75,000	\$450,000	\$450,000
2022	\$336,385	\$75,000	\$411,385	\$411,385
2021	\$309,123	\$75,000	\$384,123	\$384,123
2020	\$276,481	\$75,000	\$351,481	\$351,481

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.