



Address: [1714 LAKE EDEN DR](#)
City: EULESS
Georeference: 23377-5-8
Subdivision: LAKEWOOD ADDITION, LOT A1
Neighborhood Code: 3X100D

Latitude: 32.8618469474
Longitude: -97.0974778557
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 5 Lot 8

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: 2004

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40091651

Site Name: LAKEWOOD ADDITION, LOT A1-5-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,951

Percent Complete: 100%

Land Sqft^{*}: 6,002

Land Acres^{*}: 0.1377

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:

IBANA MELVIN A

IBANA EMILIE C

Primary Owner Address:

1714 LAKE EDEN DR

EULESS, TX 76039

Deed Date: 7/20/2020

Deed Volume:

Deed Page:

Instrument: [D220173279](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMONS HENRY E	12/4/2019	D220137622		
SIMONS GAIL F;SIMONS HENRY E	5/11/2017	D217111217		
SHAKARHO ARUOTURE	6/16/2015	D215130788		
RICHTER JUSTIN;RICHTER TABITHA	5/15/2008	D208186782	0000000	0000000
HANCOCK ROBERT J;HANCOCK VICKI	9/18/2004	000000000000000	0000000	0000000
RODEN ROBERT HANCOCK;RODEN VICKI	5/27/2004	D204172291	0000000	0000000
BUESCHER INTEREST LP	12/11/2003	D203465954	0000000	0000000
EULESS LAKEWOOD ESTATES LP	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 ⁺
2025	\$296,811	\$100,000	\$396,811	\$396,811
2024	\$296,811	\$100,000	\$396,811	\$396,811
2023	\$374,555	\$75,000	\$449,555	\$383,926
2022	\$274,024	\$75,000	\$349,024	\$349,024
2021	\$265,774	\$75,000	\$340,774	\$340,774
2020	\$224,000	\$75,000	\$299,000	\$299,000

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.