



Address: [1713 LAKESHORE DR](#)
City: EULESS
Georeference: 23377-5-10
Subdivision: LAKEWOOD ADDITION, LOT A1
Neighborhood Code: 3X100D

Latitude: 32.8616937432
Longitude: -97.0971540901
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 10

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 40091686

Site Name: LAKEWOOD ADDITION, LOT A1-5-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,134

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:

MANKRIOUS VICTOR
MANKRIOUS MAGY M

Primary Owner Address:

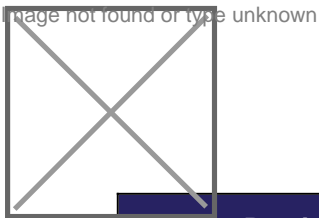
1713 LAKESHORE DR
EULESS, TX 76039-2177

Deed Date: 7/10/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209192118](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON BRADOCK;WILSON JUDI	3/1/2004	D204073446	0000000	0000000
BUESCHER INTEREST LP	11/14/2003	D203435502	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	\$217,392	\$100,000	\$317,392	\$317,392
2024	\$272,570	\$100,000	\$372,570	\$372,570
2023	\$376,000	\$75,000	\$451,000	\$380,049
2022	\$300,111	\$75,000	\$375,111	\$345,499
2021	\$239,090	\$75,000	\$314,090	\$314,090
2020	\$239,090	\$75,000	\$314,090	\$314,090

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.