



Address: [604 COLD BAY LN](#)
City: EULESS
Georeference: 24074-A-14
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8735758302
Longitude: -97.0924106283
TAD Map: 2120-436
MAPSCO: TAR-041Q



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
A Lot 14

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: 2003

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$527,515

Protest Deadline Date: 5/24/2024

Site Number: 40146944

Site Name: LITTLE BEAR ADDITION-A-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,811

Percent Complete: 100%

Land Sqft^{*}: 7,505

Land Acres^{*}: 0.1722

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:

MEGHANI SHAMSHA
MEGHANI MURAD

Primary Owner Address:

604 COLD BAY LN
EULESS, TX 76039-6065

Deed Date: 10/13/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203394882](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMN FAMILY OF BUILDERS LP	1/3/2003	00162880000310	0016288	0000310
ESTATES OF LITTLE BEAR	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	\$420,264	\$86,150	\$506,414	\$506,414
2024	\$441,365	\$86,150	\$527,515	\$470,070
2023	\$377,190	\$86,150	\$463,340	\$427,336
2022	\$340,275	\$86,150	\$426,425	\$388,487
2021	\$288,170	\$65,000	\$353,170	\$353,170
2020	\$288,170	\$65,000	\$353,170	\$352,000

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.