



Address: [2507 BROWN BEAR WAY](#)
City: EULESS
Georeference: 24074-B-2
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8729879944
Longitude: -97.0924767249
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
B Lot 2

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: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40146987

Site Name: LITTLE BEAR ADDITION-B-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,069

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

HPA TEXAS SUB 2018-1 ML LLC

Primary Owner Address:

120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

Deed Date: 9/27/2018

Deed Volume:

Deed Page:

Instrument: [D218219361](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HP TEXAS I LLC DBA HPA TX LLC	5/22/2018	D21811637		
IBRAHIM ISMAIL;IBRAHIM ZUBADA	5/29/2003	00167650000178	0016765	0000178
GOODMAN FAMILY OF BUILDERS LP	1/3/2003	00162880000310	0016288	0000310
ESTATES OF LITTLE BEAR	1/1/2002	00000000000000	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	\$449,369	\$86,100	\$535,469	\$535,469
2024	\$536,900	\$86,100	\$623,000	\$623,000
2023	\$507,279	\$86,100	\$593,379	\$593,379
2022	\$448,327	\$86,100	\$534,427	\$534,427
2021	\$332,643	\$65,000	\$397,643	\$397,643
2020	\$332,643	\$65,000	\$397,643	\$397,643

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

There are no exemptions for this property

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.