



Address: [1106 SUNNY CREEK LN](#)
City: EULESS
Georeference: 8661F-A-8
Subdivision: CREEK BEND - EULESS
Neighborhood Code: 3T030Q

Latitude: 32.8239335391
Longitude: -97.097232504
TAD Map: 2120-420
MAPSCO: TAR-055P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CREEK BEND - EULESS Block
A 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: 2003
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$421,929
Protest Deadline Date: 5/24/2024

Site Number: 40309282
Site Name: CREEK BEND - EULESS-A-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,320
Percent Complete: 100%
Land Sqft^{*}: 10,754
Land Acres^{*}: 0.2468
Pool: N

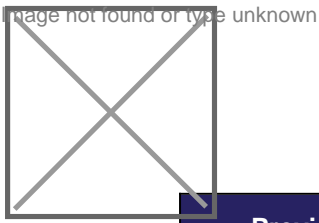
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MOHIUDDIN SYED
MOHIUDDIN MEHER
Primary Owner Address:
1106 SUNNY CREEK LN
EULESS, TX 76040-5826

Deed Date: 3/20/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207109664](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|-----------|----------------------------|-------------|-----------|
| TRAN HIEU | 12/8/2003 | D203465752 | 0000000 | 0000000 |
| CHOICE HOMES INC | 9/2/2003 | D203335574 | 0017172 | 0000234 |
| EULESS CREEK BEND LP | 1/1/2003 | 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 | \$336,929 | \$85,000 | \$421,929 | \$407,321 |
| 2024 | \$336,929 | \$85,000 | \$421,929 | \$370,292 |
| 2023 | \$400,000 | \$30,000 | \$430,000 | \$336,629 |
| 2022 | \$276,026 | \$30,000 | \$306,026 | \$306,026 |
| 2021 | \$249,000 | \$30,000 | \$279,000 | \$279,000 |
| 2020 | \$251,881 | \$27,119 | \$279,000 | \$274,065 |

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.