



**Address:** [2510 KODIAK CIR](#)  
**City:** EULESS  
**Georeference:** 24074-K-12  
**Subdivision:** LITTLE BEAR ADDITION  
**Neighborhood Code:** 3C200M

**Latitude:** 32.8723864509  
**Longitude:** -97.0944093262  
**TAD Map:** 2120-436  
**MAPSCO:** TAR-041U



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  
K Lot 12

**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:** 2004

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40600661

**Site Name:** LITTLE BEAR ADDITION-K-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,246

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,792

**Land Acres<sup>\*</sup>:** 0.1100

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

STOLLFUS JACLYNN

STOLLFUS BRIAN

**Primary Owner Address:**

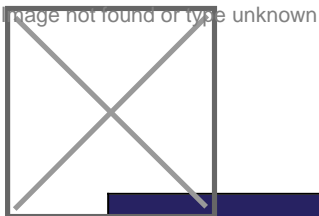
2510 KODIAK CIR  
EULESS, TX 76039-6080

**Deed Date:** 9/20/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212235534](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNJAS JUDITH;MUNJAS M LESLIE	1/14/2005	<a href="#">D205019325</a>	0000000	0000000
GOODMAN FAMILY OF BUILDERS LP	9/15/2004	<a href="#">D204292191</a>	0000000	0000000
LITTLE BEAR HOMESTEAD II LTD	1/1/2004	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 <sup>+</sup>
2025	\$357,582	\$68,750	\$426,332	\$426,332
2024	\$357,582	\$68,750	\$426,332	\$426,332
2023	\$342,744	\$55,000	\$397,744	\$391,620
2022	\$301,018	\$55,000	\$356,018	\$356,018
2021	\$293,789	\$65,000	\$358,789	\$345,706
2020	\$249,278	\$65,000	\$314,278	\$314,278

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.