



**Address:** [2512 KODIAK CIR](#)  
**City:** EULESS  
**Georeference:** 24074-K-13  
**Subdivision:** LITTLE BEAR ADDITION  
**Neighborhood Code:** 3C200M

**Latitude:** 32.8725330231  
**Longitude:** -97.0943197319  
**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 13

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$622,660

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

**Site Number:** 40600688

**Site Name:** LITTLE BEAR ADDITION-K-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,273

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**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:**

HEGEMANN FAMILY REVOCABLE TRUST

**Primary Owner Address:**

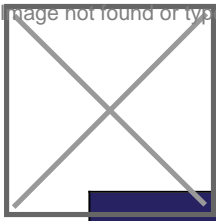
2512 KODIAK CIR  
EULESS, TX 76039

**Deed Date:** 6/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218260268](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEGEMANN BERND;HEGEMANN DIANE	2/23/2005	<a href="#">D205053384</a>	0000000	0000000
GOODMAN FAMILY BUILDERS LP	8/31/2004	<a href="#">D204276021</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	\$547,722	\$74,938	\$622,660	\$613,966
2024	\$547,722	\$74,938	\$622,660	\$558,151
2023	\$456,503	\$60,000	\$516,503	\$507,410
2022	\$401,282	\$60,000	\$461,282	\$461,282
2021	\$388,764	\$65,000	\$453,764	\$432,878
2020	\$328,525	\$65,000	\$393,525	\$393,525

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.