



Address: [806 KODIAK CIR](#)
City: EULESS
Georeference: 24074-K-24
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8736722552
Longitude: -97.0950486199
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
K Lot 24

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: 2005
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40600807
Site Name: LITTLE BEAR ADDITION-K-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,839
Percent Complete: 100%
Land Sqft^{*}: 3,920
Land Acres^{*}: 0.0899
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:
CARANCI LISA
Primary Owner Address:
806 KODIAK CIR
EULESS, TX 76039-6078

Deed Date: 8/21/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207302790](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PALMER RICHARD;PALMER STACY	3/16/2006	D206082354	0000000	0000000
WEEKLEY HOMES LP	5/16/2005	D205144434	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$440,000	\$45,000	\$485,000	\$484,000
2023	\$395,000	\$45,000	\$440,000	\$440,000
2022	\$356,184	\$45,000	\$401,184	\$401,184
2021	\$333,402	\$65,000	\$398,402	\$385,000
2020	\$285,000	\$65,000	\$350,000	\$350,000

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.