



Address: [2401 GRIZZLY RUN LN](#)
City: EULESS
Georeference: 24074-K-44
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8711392746
Longitude: -97.0955353699
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 44

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

Protest Deadline Date: 5/24/2024

Site Number: 40601021

Site Name: LITTLE BEAR ADDITION-K-44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,950

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:

MANJIYANI RAFEEQ

Primary Owner Address:

2401 GRIZZLY RUN LN
EULESS, TX 76039

Deed Date: 2/26/2021

Deed Volume:

Deed Page:

Instrument: [D221053995](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BORERO LARRY M;RODGERS BLAKE	4/23/2019	D219090070		
RODGERS BLAKE	3/16/2015	D215052759		
KEELING ALAN J	6/7/2012	D212139736	0000000	0000000
ISHEE DANA S	10/12/2005	D205309361	0000000	0000000
GOODMAN FAMILY BUILDERS LP	8/3/2004	D204276020	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	\$501,555	\$45,000	\$546,555	\$546,555
2024	\$501,555	\$45,000	\$546,555	\$546,555
2023	\$418,260	\$45,000	\$463,260	\$463,260
2022	\$367,839	\$45,000	\$412,839	\$412,839
2021	\$356,414	\$65,000	\$421,414	\$398,877
2020	\$297,615	\$65,000	\$362,615	\$362,615

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.