



Address: [803 KODIAK CIR](#)
City: EULESS
Georeference: 24074-L-2
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8733332549
Longitude: -97.0948484312
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 L
Lot 2

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: 40601056

Site Name: LITTLE BEAR ADDITION-L-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,581

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:

AHMAD SOHAIB
FAHEEM SAIMA ANAM

Primary Owner Address:

803 KODIAK CIR
EULESS, TX 76039

Deed Date: 4/5/2022

Deed Volume:

Deed Page:

Instrument: [D222090755](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUKHERJEE SOUMYAJIT	7/6/2016	D216150805		
RIDGELL JAMIE;RIDGELL JOEL D	2/22/2005	D205056223	0000000	0000000
WEEKLEY HOMES LP	9/29/2004	D204309758	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	\$394,694	\$45,000	\$439,694	\$439,694
2024	\$394,694	\$45,000	\$439,694	\$439,694
2023	\$373,810	\$45,000	\$418,810	\$418,810
2022	\$328,946	\$45,000	\$373,946	\$373,946
2021	\$318,785	\$65,000	\$383,785	\$368,326
2020	\$269,842	\$65,000	\$334,842	\$334,842

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.