



Address: [807 KODIAK CIR](#)
City: EULESS
Georeference: 24074-L-4
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.873334348
Longitude: -97.09517418
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 4

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: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$500,000

Protest Deadline Date: 5/24/2024

Site Number: 40601072

Site Name: LITTLE BEAR ADDITION-L-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,910

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:

NATHWANI SEEMA
NATHWANI SHIRAZ

Primary Owner Address:

807 KODIAK CIR
EULESS, TX 76039

Deed Date: 6/27/2019

Deed Volume:

Deed Page:

Instrument: [D219142149](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PENROD BRANDIEGH	6/14/2017	D217134272		
MEYNER GUSTAVE;MEYNER SALLY	1/20/2006	D206028151	0000000	0000000
GOODMAN FAMILY BUILDERS LP	2/3/2005	D205037676	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	\$455,000	\$45,000	\$500,000	\$484,000
2024	\$455,000	\$45,000	\$500,000	\$440,000
2023	\$355,000	\$45,000	\$400,000	\$400,000
2022	\$371,062	\$45,000	\$416,062	\$416,062
2021	\$338,395	\$65,000	\$403,395	\$403,395
2020	\$305,140	\$65,000	\$370,140	\$370,140

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.