



**Address:** [2506 GRIZZLY RUN LN](#)  
**City:** EULESS  
**Georeference:** 24074-M-5  
**Subdivision:** LITTLE BEAR ADDITION  
**Neighborhood Code:** 3C200M

**Latitude:** 32.872612471  
**Longitude:** -97.0951391861  
**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  
M Lot 5

**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:** OOWNWELL INC (12140)

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

**Notice Value:** \$480,935

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

**Site Number:** 40601161

**Site Name:** LITTLE BEAR ADDITION-M-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,485

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,920

**Land Acres<sup>\*</sup>:** 0.0899

**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:**

FLYNN KYLE  
HUA SHERISSA

**Primary Owner Address:**

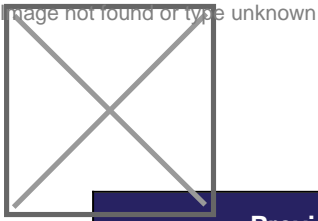
2506 GRIZZLY RUN LN  
EULESS, TX 76039

**Deed Date:** 5/31/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222138953](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERRITT CANEDO DENESE MICHELLE	8/16/2018	<a href="#">D218188411</a>		
VIKTORIN DUSTIN	6/28/2005	<a href="#">D205189454</a>	0000000	0000000
WEEKLEY HOMES LP	3/3/2005	<a href="#">D205072105</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	\$435,935	\$45,000	\$480,935	\$480,935
2024	\$435,935	\$45,000	\$480,935	\$449,796
2023	\$363,905	\$45,000	\$408,905	\$408,905
2022	\$320,310	\$45,000	\$365,310	\$365,310
2021	\$310,433	\$65,000	\$375,433	\$375,433
2020	\$262,877	\$65,000	\$327,877	\$327,877

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.