



Address: [2503 KODIAK CIR](#)
City: EULESS
Georeference: 24074-M-7
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8724334429
Longitude: -97.0950044742
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 7

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: \$511,000

Protest Deadline Date: 5/24/2024

Site Number: 40601196

Site Name: LITTLE BEAR ADDITION-M-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,782

Percent Complete: 100%

Land Sqft^{*}: 4,356

Land Acres^{*}: 0.1000

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:

SADRUDDIN SHIRAZ
SHIRAZ NASIMA

Primary Owner Address:

2503 KODIAK CIR
EULESS, TX 76039

Deed Date: 11/15/2018

Deed Volume:

Deed Page:

Instrument: [D218254255](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHOJA ZOHRA;LAKHANI RIYAZ	7/3/2017	D217151707		
BHAIDANI HUSSAIN;KHOJA ZOHRA;LAKHANI RIYAZ;LAKHANI ZABIN	6/1/2015	D215116373		
REUTER ANNETTE	2/17/2006	D206054675	0000000	0000000
GOODMAN FAMILY BUILDERS LP	2/3/2005	D205037769	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	\$370,911	\$50,000	\$420,911	\$420,911
2024	\$461,000	\$50,000	\$511,000	\$478,910
2023	\$398,000	\$50,000	\$448,000	\$435,373
2022	\$345,794	\$50,000	\$395,794	\$395,794
2021	\$330,794	\$65,000	\$395,794	\$390,522
2020	\$290,020	\$65,000	\$355,020	\$355,020

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.