



Address: [2505 KODIAK CIR](#)
City: EULESS
Georeference: 24074-M-8
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8725472925
Longitude: -97.0948909962
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 8

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: 2006

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$509,000

Protest Deadline Date: 5/24/2024

Site Number: 40601218

Site Name: LITTLE BEAR ADDITION-M-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,846

Percent Complete: 100%

Land Sqft^{*}: 4,792

Land Acres^{*}: 0.1100

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:

ASAD ALI AND MINAZ KHERANI LIVING TRUST

Primary Owner Address:

2505 KODIAK CIR
EULESS, TX 76039

Deed Date: 7/29/2021

Deed Volume:

Deed Page:

Instrument: [D221223972](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHERANI MINAZ	4/30/2015	D215089509		
DAVIS JULIE;DAVIS WILLIAM	6/8/2006	D206178206	0000000	0000000
GOODMAN FAMILY BUILDERS LP	2/18/2006	D205180289	0000000	0000000
GOODMAN FAMILY BUILDERS LP	6/21/2005	D205180289	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	\$387,219	\$55,000	\$442,219	\$442,219
2024	\$454,000	\$55,000	\$509,000	\$475,167
2023	\$401,000	\$55,000	\$456,000	\$431,970
2022	\$345,000	\$55,000	\$400,000	\$392,700
2021	\$292,712	\$64,288	\$357,000	\$357,000
2020	\$292,712	\$64,288	\$357,000	\$357,000

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.