



Address: [312 SERENADE LN](#)
City: EULESS
Georeference: 25975-H-25
Subdivision: MIDWAY SQUARE ADDITION
Neighborhood Code: 3X110G

Latitude: 32.8410679874
Longitude: -97.0753989527
TAD Map: 2126-424
MAPSCO: TAR-056E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MIDWAY SQUARE ADDITION
Block H Lot 25

Jurisdictions:

CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$461,000

Protest Deadline Date: 5/24/2024

Site Number: 40827569

Site Name: MIDWAY SQUARE ADDITION-H-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,330

Percent Complete: 100%

Land Sqft^{*}: 6,090

Land Acres^{*}: 0.1398

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:

KARKI SUMAN

Primary Owner Address:

312 SERENADE LN
EULESS, TX 76039-6802

Deed Date: 12/29/2017

Deed Volume:

Deed Page:

Instrument: 142-17-193518

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARKI NINU;KARKI SUMAN	11/21/2012	D212290446	0000000	0000000
LEONARDO TERESA	9/29/2006	D206317720	0000000	0000000
K B HOMES	1/1/2005	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	\$345,000	\$90,000	\$435,000	\$435,000
2024	\$371,000	\$90,000	\$461,000	\$425,920
2023	\$432,000	\$55,000	\$487,000	\$387,200
2022	\$320,500	\$55,000	\$375,500	\$352,000
2021	\$265,000	\$55,000	\$320,000	\$320,000
2020	\$265,000	\$55,000	\$320,000	\$320,000

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.