



**Address:** [234 KNAPFORD STATION](#)  
**City:** EULESS  
**Georeference:** 12776N-D-13  
**Subdivision:** ENCLAVE AT WILSHIRE PARK  
**Neighborhood Code:** 3B040K

**Latitude:** 32.833929486  
**Longitude:** -97.1099400054  
**TAD Map:** 2114-424  
**MAPSCO:** TAR-055J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ENCLAVE AT WILSHIRE PARK  
Block D Lot 13

**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:** 2009

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$434,065

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

**Site Number:** 41337514

**Site Name:** ENCLAVE AT WILSHIRE PARK-D-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,322

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,140

**Land Acres<sup>\*</sup>:** 0.0720

**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:**

LANCLOS DWAYNE  
LANCLOS MARJORIE

**Primary Owner Address:**

234 KNAPFORD STA  
EULESS, TX 76040-3212

**Deed Date:** 3/11/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210055804](#)



| Previous Owners              | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| WEEKLEY HOMES LP             | 11/3/2009 | <a href="#">D209294241</a> | 0000000     | 0000000   |
| ENCLAVE AT WILSHIRE PARK LTD | 1/1/2007  | 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 | \$323,000          | \$85,000    | \$408,000    | \$408,000                    |
| 2024 | \$349,065          | \$85,000    | \$434,065    | \$407,312                    |
| 2023 | \$375,905          | \$65,000    | \$440,905    | \$370,284                    |
| 2022 | \$299,281          | \$65,000    | \$364,281    | \$336,622                    |
| 2021 | \$241,020          | \$65,000    | \$306,020    | \$306,020                    |
| 2020 | \$242,128          | \$65,000    | \$307,128    | \$307,128                    |

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.