



Address: [403 RUNNING BEAR CT](#)
City: EULESS
Georeference: 36743M-A-4
Subdivision: RUNNING BEAR ESTATES
Neighborhood Code: 3C200R

Latitude: 32.869264462
Longitude: -97.0874294067
TAD Map: 2126-436
MAPSCO: TAR-041U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RUNNING BEAR ESTATES
Block A Lot 4

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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41392515

Site Name: RUNNING BEAR ESTATES-A-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,407

Percent Complete: 100%

Land Sqft^{*}: 8,418

Land Acres^{*}: 0.1932

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:

PATEL USHA

Primary Owner Address:

403 RUNNING BEAR CT
EULESS, TX 76039

Deed Date: 9/27/2021

Deed Volume:

Deed Page:

Instrument: [D221282425](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN THAO THITHANH;VU BAO HOANGTHIEN	3/29/2017	D217070924		
CORLEY CALLI A ETAL	10/24/2013	D213279926	0000000	0000000
KEY LIFE HOMES INC	1/1/2008	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	\$503,916	\$96,650	\$600,566	\$600,566
2024	\$503,916	\$96,650	\$600,566	\$600,566
2023	\$506,232	\$96,650	\$602,882	\$602,882
2022	\$482,055	\$96,650	\$578,705	\$578,705
2021	\$349,000	\$90,000	\$439,000	\$439,000
2020	\$349,000	\$90,000	\$439,000	\$439,000

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.