



Address: [406 RUNNING BEAR CT](#)
City: EULESS
Georeference: 36743M-A-21
Subdivision: RUNNING BEAR ESTATES
Neighborhood Code: 3C200R

Latitude: 32.8695966922
Longitude: -97.0880808879
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 21

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: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41392701

Site Name: RUNNING BEAR ESTATES-A-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,555

Percent Complete: 100%

Land Sqft^{*}: 9,419

Land Acres^{*}: 0.2162

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:

BALASUNDARAM MONISH BAAL
MOORTHY SHARMILA THANU

Primary Owner Address:

406 RUNNING BEAR CT
EULESS, TX 76039

Deed Date: 11/2/2021

Deed Volume:

Deed Page:

Instrument: [D221325788](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHELL TODD ZACHARY	6/27/2019	D219140656		
MCNEIL CHARLENE;MCNEIL GARY D	3/28/2014	D214066579	0000000	0000000
GRAY MICHAEL;GRAY WENDI	8/20/2009	D209229204	0000000	0000000
KEY LIFE HOMES INC	1/1/2008	00000000000000	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	\$393,818	\$108,100	\$501,918	\$501,918
2024	\$393,818	\$108,100	\$501,918	\$501,918
2023	\$395,663	\$108,100	\$503,763	\$503,763
2022	\$377,320	\$108,100	\$485,420	\$485,420
2021	\$303,027	\$90,000	\$393,027	\$393,027
2020	\$304,425	\$90,000	\$394,425	\$394,425

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.