



Address: [812 RIVER OAK AVE](#)
City: EULESS
Georeference: 10049A-A-39
Subdivision: DOMINION AT BEAR CREEK, THE
Neighborhood Code: 3X110B

Latitude: 32.8435826928
Longitude: -97.0697086186
TAD Map: 2132-428
MAPSCO: TAR-056E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DOMINION AT BEAR CREEK,
THE Block A Lot 39

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: 2014

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$655,698

Protest Deadline Date: 5/24/2024

Site Number: 41691342

Site Name: DOMINION AT BEAR CREEK, THE-A-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,295

Percent Complete: 100%

Land Sqft^{*}: 6,127

Land Acres^{*}: 0.1406

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:

RAYFORD WALLACE JR
RAYFORD CHADELL

Primary Owner Address:

812 RIVER ORAK AVE
EULESS, TX 76039

Deed Date: 10/31/2014

Deed Volume:

Deed Page:

Instrument: [D214241476](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	10/31/2014	D214241475		
LENNAR HOMES TEXAS LAND & CONS	1/1/2013	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	\$535,698	\$120,000	\$655,698	\$651,525
2024	\$535,698	\$120,000	\$655,698	\$592,295
2023	\$538,138	\$95,000	\$633,138	\$538,450
2022	\$447,802	\$95,000	\$542,802	\$489,500
2021	\$350,000	\$95,000	\$445,000	\$445,000
2020	\$350,000	\$95,000	\$445,000	\$445,000

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.