



Tarrant Appraisal District Property Information | PDF Account Number: 41691466

Address: 621 WHITETAIL RD

City: EULESS Georeference: 10049A-B-25 Subdivision: DOMINION AT BEAR CREEK, THE Neighborhood Code: 3X110B Latitude: 32.8454073554 Longitude: -97.0700179822 TAD Map: 2132-428 MAPSCO: TAR-056E



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

PROPERTY DATA

Legal Description: DOMINION AT BEAR CREEK, THE Block B 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: 2018 Personal Property Account: N/A Agent: THE RAY TAX GROUP LLC (01008) Notice Sent Date: 4/15/2025 Notice Value: \$574,000 Protest Deadline Date: 5/24/2024

Site Number: 41691466 Site Name: DOMINION AT BEAR CREEK, THE-B-25 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,948 Percent Complete: 100% Land Sqft^{*}: 7,690 Land Acres^{*}: 0.1765 Pool: N

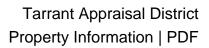
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: ROKA NIRJANA TULADHAR ROKA RUPESH

Primary Owner Address: 621 WHITETAIL RD EULESS, TX 76039 Deed Date: 1/17/2019 Deed Volume: Deed Page: Instrument: D219011556 nage not round or type unknown



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	1/17/2019	<u>D219011555</u>		
LENNAR HOMES TEXAS LAND & CONS	1/1/2013	000000000000000000000000000000000000000	000000	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	\$364,112	\$120,000	\$484,112	\$484,112
2024	\$454,000	\$120,000	\$574,000	\$511,933
2023	\$460,681	\$95,000	\$555,681	\$465,394
2022	\$328,085	\$95,000	\$423,085	\$423,085
2021	\$328,085	\$95,000	\$423,085	\$423,085
2020	\$328,909	\$95,000	\$423,909	\$423,909

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.