



**Address:** [313 RIVER BIRCH RD](#)  
**City:** EULESS  
**Georeference:** 10049A-A-13  
**Subdivision:** DOMINION AT BEAR CREEK, THE  
**Neighborhood Code:** 3X110B

**Latitude:** 32.8414415376  
**Longitude:** -97.0709831341  
**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 13

<b>Jurisdictions:</b>	<b>Site Number:</b> 800003041
CITY OF EULESS (025)	<b>Site Name:</b> DOMINION AT BEAR CREEK, THE Block A Lot 13 Parcel Area
TARRANT COUNTY (220)	<b>Site Class:</b> A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 1
TARRANT COUNTY COLLEGE (228)	<b>Approximate Size+++:</b> 3,360
HURST-EULESS-BEDFORD ISD (229)	<b>Percent Complete:</b> 100%
<b>State Code:</b> A	<b>Land Sqft*:</b> 5,769
<b>Year Built:</b> 2015	<b>Land Acres*:</b> 0.1324
<b>Personal Property Account:</b> N/A	<b>Pool:</b> N
<b>Agent:</b> None	
<b>Notice Sent Date:</b> 4/15/2025	
<b>Notice Value:</b> \$590,000	
<b>Protest Deadline Date:</b> 5/24/2024	

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

**OWNER INFORMATION**

<b>Current Owner:</b> ABDUL AND AMINA MUSA REVOCABLE TRUST	<b>Deed Date:</b> 8/14/2023
<b>Primary Owner Address:</b> 313 RIVER BIRCH RD EULESS, TX 76039	<b>Deed Volume:</b>
	<b>Deed Page:</b>
	<b>Instrument:</b> <a href="#">D223151782</a>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUSA ABDUL RAZAQ	12/29/2015	<a href="#">D215290065</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	12/28/2015	<a href="#">D215290064</a>		

## 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	\$470,000	\$120,000	\$590,000	\$590,000
2024	\$470,000	\$120,000	\$590,000	\$572,622
2023	\$485,000	\$95,000	\$580,000	\$520,565
2022	\$442,819	\$95,000	\$537,819	\$473,241
2021	\$335,219	\$95,000	\$430,219	\$430,219
2020	\$344,000	\$95,000	\$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.