



Address: [403 RIVER BIRCH RD](#)
City: EULESS
Georeference: 10049A-A-20
Subdivision: DOMINION AT BEAR CREEK, THE
Neighborhood Code: 3X110B

Latitude: 32.8424308871
Longitude: -97.0709786999
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 20

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: 2015
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$591,501
Protest Deadline Date: 5/24/2024

Site Number: 800003053
Site Name: DOMINION AT BEAR CREEK, THE Block A Lot 20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,765
Percent Complete: 100%
Land Sqft^{*}: 5,785
Land Acres^{*}: 0.1328
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:
ELLIOTT STETSON L
ELLIOTT CHANNING
Primary Owner Address:
403 RIVER BIRCH RD
EULESS, TX 76039

Deed Date: 10/22/2015
Deed Volume:
Deed Page:
Instrument: [D215241676](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TX SALES & MARKETING LTD	10/21/2015	D215241675		



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	\$471,501	\$120,000	\$591,501	\$591,471
2024	\$471,501	\$120,000	\$591,501	\$537,701
2023	\$472,704	\$95,000	\$567,704	\$488,819
2022	\$394,821	\$95,000	\$489,821	\$444,381
2021	\$308,983	\$95,000	\$403,983	\$403,983
2020	\$309,765	\$95,000	\$404,765	\$404,765

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.