



**Address:** [407 RIVER BIRCH RD](#)  
**City:** EULESS  
**Georeference:** 10049A-A-22  
**Subdivision:** DOMINION AT BEAR CREEK, THE  
**Neighborhood Code:** 3X110B

**Latitude:** 32.842705214  
**Longitude:** -97.0709773687  
**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 22

**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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800003055

**Site Name:** DOMINION AT BEAR CREEK, THE Block A Lot 22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,987

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,790

**Land Acres<sup>\*</sup>:** 0.1329

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MCDANIEL JORDAN

MCDANIEL TIMOTHY

**Primary Owner Address:**

4502 SAPPHIRE FALLS WAY  
ARLINGTON, TX 76005

**Deed Date:** 5/26/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217119668](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORAN CHRISTOPHER CHARLES	3/31/2015	<a href="#">D215067795</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	3/30/2015	<a href="#">D215067794</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	\$315,620	\$120,000	\$435,620	\$435,620
2024	\$315,620	\$120,000	\$435,620	\$435,620
2023	\$392,738	\$95,000	\$487,738	\$487,738
2022	\$328,735	\$95,000	\$423,735	\$388,515
2021	\$258,195	\$95,000	\$353,195	\$353,195
2020	\$258,849	\$95,000	\$353,849	\$353,849

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

There are no exemptions for this property

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.