



Address: [809 RIVER BIRCH CT](#)
City: EULESS
Georeference: 10049A-F-16
Subdivision: DOMINION AT BEAR CREEK, THE
Neighborhood Code: 3X110B

Latitude: 32.8416556727
Longitude: -97.0698468525
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 F Lot 16

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: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$620,397

Protest Deadline Date: 5/24/2024

Site Number: 800003254

Site Name: DOMINION AT BEAR CREEK, THE Block F Lot 16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,969

Percent Complete: 100%

Land Sqft^{*}: 5,582

Land Acres^{*}: 0.1281

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:

HINCH AMBER
HINCH DANIEL

Primary Owner Address:

809 RIVER BIRCH CT
EULESS, TX 76039

Deed Date: 6/27/2016

Deed Volume:

Deed Page:

Instrument: [D216143657](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	2/28/2016	D216043228		

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	\$470,000	\$120,000	\$590,000	\$578,320
2024	\$500,397	\$120,000	\$620,397	\$525,745
2023	\$501,670	\$95,000	\$596,670	\$477,950
2022	\$418,612	\$95,000	\$513,612	\$434,500
2021	\$300,000	\$95,000	\$395,000	\$395,000
2020	\$300,000	\$95,000	\$395,000	\$395,000

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.