



Address: [804 RIVER BIRCH CT](#)
City: EULESS
Georeference: 10049A-F-20
Subdivision: DOMINION AT BEAR CREEK, THE
Neighborhood Code: 3X110B

Latitude: 32.8411798748
Longitude: -97.0701833525
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 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

Protest Deadline Date: 5/24/2024

Site Number: 800003259

Site Name: DOMINION AT BEAR CREEK, THE Block F Lot 20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,000

Percent Complete: 100%

Land Sqft^{*}: 5,650

Land Acres^{*}: 0.1297

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:

MAINALI RITA U
UPRETI SUBODH
MAINALI DIPAK

Primary Owner Address:

804 RIVER BIRCH CT
EULESS, TX 76039

Deed Date: 10/1/2015

Deed Volume:

Deed Page:

Instrument: [D215225935](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	9/30/2015	D215225934		



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	\$650,524	\$120,000	\$770,524	\$770,524
2024	\$650,524	\$120,000	\$770,524	\$770,524
2023	\$580,431	\$95,000	\$675,431	\$675,431
2022	\$495,803	\$95,000	\$590,803	\$590,803
2021	\$423,779	\$95,000	\$518,779	\$518,779
2020	\$424,852	\$95,000	\$519,852	\$519,852

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.