



**Address:** [602 ORCHARD GREEN DR](#)  
**City:** EULESS  
**Georeference:** 6302-A-2  
**Subdivision:** CANNON GARDENS  
**Neighborhood Code:** 3T030Y

**Latitude:** 32.8294074012  
**Longitude:** -97.0833024596  
**TAD Map:** 2126-420  
**MAPSCO:** TAR-055R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** CANNON GARDENS Block A Lot 2

**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:** OWNWELL INC (12140)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$637,372  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800006159  
**Site Name:** CANNON GARDENS A 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,250  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,813  
**Land Acres<sup>\*</sup>:** 0.1564  
**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:**  
LALANI SEHR  
LALANI NAWAZ NIZAR  
**Primary Owner Address:**  
602 ORCHARD GREEN DR  
EULESS, TX 76040

**Deed Date:** 7/23/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221213668](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LALANI NAWAZ NIZAR	6/21/2019	<a href="#">D219134886</a>		
DURAN MARTHA A;JACKSON ABRAHAM	11/10/2016	<a href="#">D216265649</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	\$552,372	\$85,000	\$637,372	\$631,821
2024	\$552,372	\$85,000	\$637,372	\$574,383
2023	\$482,166	\$40,000	\$522,166	\$522,166
2022	\$503,057	\$40,000	\$543,057	\$476,609
2021	\$393,281	\$40,000	\$433,281	\$433,281
2020	\$390,029	\$40,000	\$430,029	\$430,029

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.