



**Address:** [604 RUSTIC LN](#)  
**City:** EULESS  
**Georeference:** 44716K-J-22  
**Subdivision:** VILLAS AT BEAR CREEK  
**Neighborhood Code:** 3X110R

**Latitude:** 32.8445406262  
**Longitude:** -97.0656123108  
**TAD Map:** 2132-468  
**MAPSCO:** TAR-056F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAS AT BEAR CREEK Block  
J 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:** 2016

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$580,000

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

**Site Number:** 800008029

**Site Name:** VILLAS AT BEAR CREEK J 22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,872

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,547

**Land Acres<sup>\*</sup>:** 0.1962

**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:**

GURUNG LAXMI  
GURUNG RABINDRA

**Primary Owner Address:**

604 RUSTIC LN  
EULESS, TX 76039

**Deed Date:** 8/11/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217186937](#)

## 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	\$420,000	\$120,000	\$540,000	\$540,000
2024	\$460,000	\$120,000	\$580,000	\$555,040
2023	\$484,777	\$95,000	\$579,777	\$504,582
2022	\$363,711	\$95,000	\$458,711	\$458,711
2021	\$273,666	\$95,000	\$368,666	\$368,666
2020	\$273,666	\$95,000	\$368,666	\$368,666

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.