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**Address:** [520 RUSTIC LN](#)  
**City:** EULESS  
**Georeference:** 44716K-J-27  
**Subdivision:** VILLAS AT BEAR CREEK  
**Neighborhood Code:** 3X110R

**Latitude:** 32.8438565845  
**Longitude:** -97.0656501361  
**TAD Map:** 2132-468  
**MAPSCO:** TAR-056F



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

## PROPERTY DATA

**Legal Description:** VILLAS AT BEAR CREEK Block  
J Lot 27

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Notice Value:** \$541,263

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

**Site Number:** 800008034

**Site Name:** VILLAS AT BEAR CREEK J 27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,591

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,760

**Land Acres<sup>\*</sup>:** 0.1093

**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:**

ELSHLALI NAZAR  
FADUL GHADA

**Primary Owner Address:**

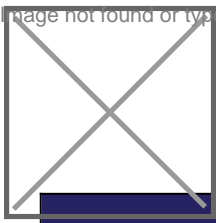
520 RUSTIC LN  
EULESS, TX 76039

**Deed Date:** 9/1/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216206576](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
2016-00008 LLC;ELSHLALI NAZAR;FADUL GHADA	8/31/2016	<a href="#">D216206574</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	8/30/2016	<a href="#">D216206573</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	\$391,000	\$120,000	\$511,000	\$511,000
2024	\$421,263	\$120,000	\$541,263	\$495,132
2023	\$446,263	\$95,000	\$541,263	\$450,120
2022	\$356,273	\$95,000	\$451,273	\$409,200
2021	\$277,000	\$95,000	\$372,000	\$372,000
2020	\$277,000	\$95,000	\$372,000	\$372,000

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.