



Address: [504 RUSTIC LN](#)
City: EULESS
Georeference: 44716K-J-35
Subdivision: VILLAS AT BEAR CREEK
Neighborhood Code: 3X110R

Latitude: 32.8429784773
Longitude: -97.0656590016
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 35

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$618,535

Protest Deadline Date: 5/24/2024

Site Number: 800008042

Site Name: VILLAS AT BEAR CREEK J 35

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,954

Percent Complete: 100%

Land Sqft^{*}: 4,760

Land Acres^{*}: 0.1093

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:

NAWAZ SULMAN

Primary Owner Address:

504 RUSTIC LN
EULESS, TX 76039

Deed Date: 10/29/2016

Deed Volume:

Deed Page:

Instrument: [D216256078](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	10/28/2016	D216256077		

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	\$391,542	\$120,000	\$511,542	\$511,542
2024	\$498,535	\$120,000	\$618,535	\$490,657
2023	\$499,933	\$95,000	\$594,933	\$446,052
2022	\$366,493	\$95,000	\$461,493	\$405,502
2021	\$273,638	\$95,000	\$368,638	\$368,638
2020	\$273,638	\$95,000	\$368,638	\$368,638

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.