



Address: [1001 TUSCANY TR](#)
City: EULESS
Georeference: 44716K-K-9
Subdivision: VILLAS AT BEAR CREEK
Neighborhood Code: 3X110R

Latitude: 32.8432603914
Longitude: -97.0670030124
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
K Lot 9

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: GILL DENSON & COMPANY LLC (12107)

Notice Sent Date: 4/15/2025

Notice Value: \$507,000

Protest Deadline Date: 5/24/2024

Site Number: 800008061

Site Name: VILLAS AT BEAR CREEK K 9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,391

Percent Complete: 100%

Land Sqft^{*}: 5,872

Land Acres^{*}: 0.1348

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:

RATNANI NABIL AMINALI
MERCHANT ALISHAH ZAVERI

Primary Owner Address:

1001 TUSCANY TRL
EULESS, TX 76039

Deed Date: 2/28/2025

Deed Volume:

Deed Page:

Instrument: [D225035858](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BADRUDDIN ANIL;BADRUDDIN FARHEEN	7/18/2019	D219158081		
CLARK ALYSSA N	6/20/2018	324 635-431-18		
CLARK ALYSSA N;STENAVICH DANIEL A	4/28/2017	D217096645		
LENNAR HOMES OF TEXAS	4/28/2017	D217096644		

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	\$387,000	\$120,000	\$507,000	\$507,000
2024	\$387,000	\$120,000	\$507,000	\$493,376
2023	\$400,000	\$95,000	\$495,000	\$448,524
2022	\$333,240	\$95,000	\$428,240	\$407,749
2021	\$275,681	\$95,000	\$370,681	\$370,681
2020	\$276,377	\$95,000	\$371,377	\$371,377

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.