



Address: [1003 TUSCANY TR](#)
City: EULESS
Georeference: 44716K-K-10
Subdivision: VILLAS AT BEAR CREEK
Neighborhood Code: 3X110R

Latitude: 32.8432092064
Longitude: -97.066866899
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 10

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$634,000

Protest Deadline Date: 5/24/2024

Site Number: 800008062

Site Name: VILLAS AT BEAR CREEK K 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,372

Percent Complete: 100%

Land Sqft^{*}: 4,600

Land Acres^{*}: 0.1056

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:

DARADIYA RAFEEQ ALI
DARADIYA SHAMSHA R

Primary Owner Address:

1003 TUSCANY TRL
EULESS, TX 76039

Deed Date: 7/1/2024

Deed Volume:

Deed Page:

Instrument: [D224150058](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOON N LIGHT REALTORS LLC	12/29/2023	D224000525		
DARADIYA RAFEEQ A;DARADIYA SHAMSHA R	3/31/2017	D217073810		
LENNAR HOMES OF TEXAS	3/31/2017	D217073809		

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	\$514,000	\$120,000	\$634,000	\$634,000
2024	\$514,000	\$120,000	\$634,000	\$634,000
2023	\$561,038	\$95,000	\$656,038	\$522,722
2022	\$412,028	\$95,000	\$507,028	\$475,202
2021	\$337,002	\$95,000	\$432,002	\$432,002
2020	\$337,002	\$95,000	\$432,002	\$432,002

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.