



Address: [902 COTTONTAIL LN](#)
City: EULESS
Georeference: 12887A-O-2
Subdivision: ESTATES AT BEAR CREEK, THE
Neighborhood Code: 3X110Q

Latitude: 32.8487759398
Longitude: -97.067896015
TAD Map: 2132-428
MAPSCO: TAR-056B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ESTATES AT BEAR CREEK,
THE Block 0 Lot 2

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: \$760,598

Protest Deadline Date: 5/24/2024

Site Number: 800009009

Site Name: ESTATES AT BEAR CREEK, THE 0 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,483

Percent Complete: 100%

Land Sqft^{*}: 6,583

Land Acres^{*}: 0.1511

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:

PARMER NAUSHIN
PARMER AJMINA NAUSHIN

Primary Owner Address:

902 COTTONTAIL LN
EULESS, TX 76039

Deed Date: 4/8/2024

Deed Volume:

Deed Page:

Instrument: [D224060703](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAN YIM CHING;LEE KING FUNG LEO;LEE KING HEI ROY	9/30/2017	D217229327		
LENNAR HOMES OF TX SALES & MARKETING LTD	9/29/2017	D217229326		

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	\$640,598	\$120,000	\$760,598	\$760,598
2024	\$640,598	\$120,000	\$760,598	\$760,598
2023	\$607,562	\$85,000	\$692,562	\$692,562
2022	\$481,668	\$85,000	\$566,668	\$566,668
2021	\$473,595	\$85,000	\$558,595	\$558,595
2020	\$386,299	\$85,000	\$471,299	\$471,299

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.