



**Address:** [906 ASTER DR](#)  
**City:** EULESS  
**Georeference:** 12887A-O-13  
**Subdivision:** ESTATES AT BEAR CREEK, THE  
**Neighborhood Code:** 3X110Q

**Latitude:** 32.8498273782  
**Longitude:** -97.0665559719  
**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 O Lot 13

**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:** PROPERTY TAX LOCK (11667)

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

**Site Number:** 800009020

**Site Name:** ESTATES AT BEAR CREEK, THE O 13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,392

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,300

**Land Acres<sup>\*</sup>:** 0.1446

**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:**

N E A R PERFECT TRUST

**Primary Owner Address:**

906 ASTER DR  
EULESS, TX 76039

**Deed Date:** 10/19/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223190031](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VADHWANIYA AMAN;VADHWANIYA NAUSHAD;VADHWANIYA NISHA	4/19/2023	<a href="#">D223066982</a>		
WADHWANIYA AMAN	8/25/2021	<a href="#">D221256365</a>		
J & N REAL ASSET HOLDINGS LLC;WADHWANIYA AMAN	10/22/2020	<a href="#">D221227387</a>		
J & N REAL ASSET HOLDINGS LLC	5/14/2019	<a href="#">D219103358</a>		
GIBSON TIMOTHY C;NUNEZ CHAVEZ CARLOS J	6/9/2017	<a href="#">D217132433</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	6/8/2017	<a href="#">D217134232</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	\$626,323	\$120,000	\$746,323	\$746,323
2024	\$626,323	\$120,000	\$746,323	\$746,323
2023	\$646,689	\$85,000	\$731,689	\$731,689
2022	\$534,957	\$85,000	\$619,957	\$619,957
2021	\$467,500	\$85,000	\$552,500	\$552,500
2020	\$467,500	\$85,000	\$552,500	\$552,500

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.