



**Address:** [702 HAZELWOOD LN](#)  
**City:** EULESS  
**Georeference:** 10049A-R-26  
**Subdivision:** DOMINION AT BEAR CREEK, THE  
**Neighborhood Code:** 3X110B

**Latitude:** 32.8457520317  
**Longitude:** -97.0721840027  
**TAD Map:** 2126-428  
**MAPSCO:** TAR-056E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DOMINION AT BEAR CREEK,  
THE Block R Lot 26

**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:** 2018

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$618,000

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

**Site Number:** 800025666

**Site Name:** DOMINION AT BEAR CREEK, THE R 26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,491

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,112

**Land Acres<sup>\*</sup>:** 0.1403

**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:**

GYAWALI SAMIR  
GYAWALI KALPANA

**Primary Owner Address:**

702 HAZELWOOD LN  
EULESS, TX 76039

**Deed Date:** 7/27/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218166882](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	7/26/2018	<a href="#">D218166881</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	\$466,342	\$120,000	\$586,342	\$586,342
2024	\$498,000	\$120,000	\$618,000	\$595,674
2023	\$523,516	\$95,000	\$618,516	\$541,522
2022	\$424,900	\$95,000	\$519,900	\$492,293
2021	\$352,539	\$95,000	\$447,539	\$447,539
2020	\$352,539	\$95,000	\$447,539	\$447,539

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.