



**Address:** [704 ALDERWOOD LN](#)  
**City:** EULESS  
**Georeference:** 10049A-S-3  
**Subdivision:** DOMINION AT BEAR CREEK, THE  
**Neighborhood Code:** 3X110B

**Latitude:** 32.842173528  
**Longitude:** -97.0718454069  
**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 S Lot 3

**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:** None

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

**Site Number:** 800025673

**Site Name:** DOMINION AT BEAR CREEK, THE S 3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,192

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,021

**Land Acres<sup>\*</sup>:** 0.1382

**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:**

KHANAL SUNIL  
SHARMA SARITA

**Primary Owner Address:**

704 ALDERWOOD LN  
EULESS, TX 76039

**Deed Date:** 11/29/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222279045](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEV SHIKHA;KAPUR ATUL	11/28/2018	<a href="#">D218263085</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	11/27/2018	<a href="#">D218263084</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	\$480,000	\$120,000	\$600,000	\$600,000
2024	\$480,000	\$120,000	\$600,000	\$600,000
2023	\$536,577	\$95,000	\$631,577	\$631,577
2022	\$447,757	\$95,000	\$542,757	\$489,361
2021	\$349,874	\$95,000	\$444,874	\$444,874
2020	\$350,753	\$95,000	\$445,753	\$445,753

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.