

Tarrant Appraisal District

Property Information | PDF

Account Number: 42439858

Address: 107 PEACH ORCHARD LN

City: EULESS

Georeference: 13009-A-4

Subdivision: EULESS FOUNDERS PARC ADDN

Neighborhood Code: 3T0301

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

PROPERTY DATA

Legal Description: EULESS FOUNDERS PARC

ADDN Block A Lot 4

Jurisdictions:

CITY OF EULESS (025)
TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

EULESS MIDTOWN PID (629)

HURST-EULESS-BEDFORD ISD (916)

State Code: A Year Built: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Latitude: 32.8367095892

TAD Map: 2120-424 **MAPSCO:** TAR-055L

Longitude: -97.094307555

Site Number: 800037404

Site Name: EULESS FOUNDERS PARC ADDN A 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,972
Percent Complete: 100%

Land Sqft*: 1,815 **Land Acres*:** 0.0417

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

MARTIN DWAYNE CORNELL Deed Date: 4/15/2022

HAWKINS NICOLE

Primary Owner Address:

Deed Volume:

Deed Page:

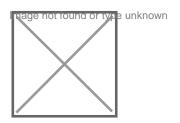
1708 TRELLIS DR

MANSFIELD, TX 76063-4490 Instrument: <u>D222103590</u>

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|------------|------------|-------------|-----------|
| MARTIN DWAYNE CORNELL | 6/12/2020 | D220140726 | | |
| AVH DFW LLC | 11/10/2018 | D218144661 | | |

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$290,298 | \$85,000 | \$375,298 | \$375,298 |
| 2024 | \$290,298 | \$85,000 | \$375,298 | \$375,298 |
| 2023 | \$314,398 | \$65,000 | \$379,398 | \$326,473 |
| 2022 | \$265,211 | \$65,000 | \$330,211 | \$296,794 |
| 2021 | \$204,813 | \$65,000 | \$269,813 | \$269,813 |
| 2020 | \$0 | \$45,500 | \$45,500 | \$45,500 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• DISABLED VET 70 to 99 PCT 11.22

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.