



Tarrant Appraisal District Property Information | PDF Account Number: 42661674

Address: 2222 CHRISTOPHER LN

City: EULESS Georeference: 24198-A-3 Subdivision: LONESTAR ESTATES PHASE 1 Neighborhood Code: 3B040W Latitude: 32.825430364 Longitude: -97.1210820649 TAD Map: 2114-420 MAPSCO: TAR-054R



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

PROPERTY DATA

Legal Description: LONESTAR ESTATES P Block A Lot 3	HASE 1
Jurisdictions: CITY OF EULESS (025) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916) State Code: A	Site Number: 800054905 Site Name: LONESTAR ESTATES PHASE 1 Block A Lot 3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size ⁺⁺⁺ : 2,193
State Code: A	Percent Complete: 100%
Year Built: 2022	Land Sqft*: 13,295
Personal Property Account: N/A	Land Acres [*] : 0.3052
Agent: None Protest Deadline Date: 5/24/2024	Pool: N
L.L. Downdod	

+++ Rounded.

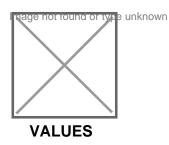
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: MCGUIRE KEVIN MICHAEL MOHAMED SHELEZA

Primary Owner Address: 2222 CHRISTOPHER LN EULESS, TX 76040 Deed Date: 2/28/2023 Deed Volume: Deed Page: Instrument: D223034259

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	2/28/2023	D223034258		



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	\$434,492	\$115,000	\$549,492	\$549,492
2024	\$434,492	\$115,000	\$549,492	\$549,492
2023	\$447,048	\$75,000	\$522,048	\$522,048
2022	\$0	\$52,500	\$52,500	\$52,500
2021	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.