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**Address:** [2214 CHRISTOPHER LN](#)  
**City:** EULESS  
**Georeference:** 24198-A-7  
**Subdivision:** LONESTAR ESTATES PHASE 1  
**Neighborhood Code:** 3B040W

**Latitude:** 32.8255273448  
**Longitude:** -97.1202363356  
**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 PHASE 1  
Block A Lot 7

**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:** 2021

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 800054910  
**Site Name:** LONESTAR ESTATES PHASE 1 Block A Lot 7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,688  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,657  
**Land Acres<sup>\*</sup>:** 0.1987  
**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:**

MANANDHAR ANUJA  
MANANDHAR SURESH

**Primary Owner Address:**

2214 CHRISTOPHER LN  
EULESS, TX 76040

**Deed Date:** 7/1/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222183316](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	6/30/2022	<a href="#">D222183315</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	\$359,115	\$115,000	\$474,115	\$474,115
2024	\$471,000	\$115,000	\$586,000	\$586,000
2023	\$505,636	\$75,000	\$580,636	\$580,636
2022	\$85,341	\$75,000	\$160,341	\$160,341
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.