



**Address:** [2202 CHRISTOPHER LN](#)  
**City:** EULESS  
**Georeference:** 24198-A-13  
**Subdivision:** LONESTAR ESTATES PHASE 1  
**Neighborhood Code:** 3B040W

**Latitude:** 32.8255300453  
**Longitude:** -97.118965221  
**TAD Map:** 2114-420  
**MAPSCO:** TAR-054R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LONESTAR ESTATES PHASE 1  
Block A Lot 13

**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:** None

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

**Site Number:** 800054852  
**Site Name:** LONESTAR ESTATES PHASE 1 Block A Lot 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,832  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,483  
**Land Acres<sup>\*</sup>:** 0.1947  
**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:**

KARKI PRADIP

**Primary Owner Address:**

2202 CHRISTOPHER LN  
EULESS, TX 76040

**Deed Date:** 12/13/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223220698](#)

| Previous Owners                         | Date      | Instrument                 | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| SAI E & E PROPERTIES INC                | 2/26/2022 | <a href="#">D222072726</a> |             |           |
| LENNAR HOMES OF TEXAS SALES & MARKETING | 2/25/2022 | <a href="#">D222072725</a> |             |           |



## VALUES

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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 | \$512,422          | \$115,000   | \$627,422    | \$627,422                    |
| 2024 | \$512,422          | \$115,000   | \$627,422    | \$627,422                    |
| 2023 | \$527,339          | \$75,000    | \$602,339    | \$602,339                    |
| 2022 | \$444,728          | \$75,000    | \$519,728    | \$519,728                    |
| 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

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There are no exemptions for this property

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.