



Address: [2304 MCMULLIN DR](#)
City: EULESS
Georeference: 24198-B-7
Subdivision: LONESTAR ESTATES PHASE 1
Neighborhood Code: 3B040W

Latitude: 32.8244914195
Longitude: -97.1217093021
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 B 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: TEXAS PROPERTY TAX REDUCTIONS PLG (0224)

Notice Sent Date: 4/15/2025

Notice Value: \$603,441

Protest Deadline Date: 5/24/2024

Site Number: 800054853
Site Name: LONESTAR ESTATES PHASE 1 Block B Lot 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,670
Percent Complete: 100%
Land Sqft^{*}: 6,498
Land Acres^{*}: 0.1492

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
DEVKOTA ASHOK
Primary Owner Address:
2304 MCMULLIN DR
EULESS, TX 76040

Deed Date: 5/26/2021
Deed Volume:
Deed Page:
Instrument: [D221160384](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| LENNAR HOMES OF TEXAS SALES AND MARKETING LTD | 5/25/2021 | D221160383 | | |

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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$488,441 | \$115,000 | \$603,441 | \$603,441 |
| 2024 | \$488,441 | \$115,000 | \$603,441 | \$585,027 |
| 2023 | \$456,843 | \$75,000 | \$531,843 | \$531,843 |
| 2022 | \$424,154 | \$75,000 | \$499,154 | \$499,154 |
| 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.