



Tarrant Appraisal District Property Information | PDF Account Number: 42662417

Address: 2203 MCMULLIN DR

City: EULESS Georeference: 24198-E-11 Subdivision: LONESTAR ESTATES PHASE 1 Neighborhood Code: 3B040W

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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 E Lot 11 Jurisdictions: Site Number: 800054908 CITY OF EULESS (025) Site Name: LONESTAR ESTATES PHASE 1 Block E Lot 11 **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 3,251 HURST-EULESS-BEDFORD ISD (916) State Code: A Percent Complete: 100% Year Built: 2021 Land Sqft*: 6,004 Personal Property Account: N/A Land Acres^{*}: 0.1378 Agent: OCONNOR & ASSOCIATES (00436) Pool: N Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

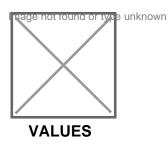
Current Owner: GHIMIRE SUDHAN GHIMIRE GRISHMA

Primary Owner Address: 2203 MCMULLIN DR EULESS, TX 76040 Deed Date: 12/1/2021 Deed Volume: Deed Page: Instrument: D221361449

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	11/30/2021	<u>D221361448</u>		

Latitude: 32.8242029709 Longitude: -97.1192114065 TAD Map: 2114-420 MAPSCO: TAR-054R





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	\$495,504	\$115,000	\$610,504	\$610,504
2024	\$527,636	\$115,000	\$642,636	\$642,636
2023	\$540,721	\$75,000	\$615,721	\$615,721
2022	\$499,696	\$75,000	\$574,696	\$574,696
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.