



# Tarrant Appraisal District Property Information | PDF Account Number: 42662425

### Address: 2201 MCMULLIN DR

City: EULESS Georeference: 24198-E-12 Subdivision: LONESTAR ESTATES PHASE 1 Neighborhood Code: 3B040W Latitude: 32.8242027396 Longitude: -97.1190172426 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 I Block E Lot 12	PHASE 1
Jurisdictions: CITY OF EULESS (025) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916)	Site Number: 800054904 Site Name: LONESTAR ESTATES PHASE 1 Block E Lot 12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size <sup>+++</sup> : 3,323
State Code: A	Percent Complete: 100%
Year Built: 2021	Land Sqft*: 8,360
Personal Property Account: N/A	Land Acres <sup>*</sup> : 0.1919
Agent: None Protest Deadline Date: 5/24/2024	Pool: N

#### +++ Rounded.

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

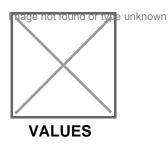
### **OWNER INFORMATION**

Current Owner: SHRESTHA SUMANJALI Primary Owner Address: 2201 MCMULLIN DR

**EULESS, TX 76040** 

Deed Date: 7/22/2022 Deed Volume: Deed Page: Instrument: D222185488

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAKARMI AVINAB;SHRESTHA SUMANJALI	12/1/2021	D221355841		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	11/30/2021	<u>D221355840</u>		



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	\$535,000	\$115,000	\$650,000	\$650,000
2024	\$565,000	\$115,000	\$680,000	\$680,000
2023	\$555,000	\$75,000	\$630,000	\$630,000
2022	\$509,056	\$75,000	\$584,056	\$584,056
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.