



Address: [126 SUNSHINE DR](#)
City: EULESS
Georeference: 1909L-A-3
Subdivision: BEAR PARK ESTATES
Neighborhood Code: 3C200S

Latitude: 32.8696807233
Longitude: -97.0855554263
TAD Map: 2126-436
MAPSCO: TAR-041V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEAR PARK ESTATES Block A
Lot 3

Jurisdictions:
CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$587,291
Protest Deadline Date: 5/24/2024

Site Number: 800092156
Site Name: BEAR PARK ESTATES Block A Lot 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,986
Percent Complete: 100%
Land Sqft^{*}: 7,136
Land Acres^{*}: 0.1638
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:
MERANI NAZIMA
Primary Owner Address:
126 SUNSHINE DR
EULESS, TX 76039

Deed Date: 8/30/2024
Deed Volume:
Deed Page:
Instrument: [D224158006](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D.R. HORTON - TEXAS LTD	1/9/2024	D224005515		



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	\$472,631	\$114,660	\$587,291	\$587,291
2024	\$0	\$57,330	\$57,330	\$57,330
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

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.