



LOCATION

Address: [1602 TOPLEA DR](#)

City: EULESS

Georeference: 47180-10-17

Subdivision: WILSHIRE VILLAGE ADDITION

Neighborhood Code: 3B040T

Latitude: 32.830453736

Longitude: -97.1082355747

TAD Map: 2120-420

MAPSCO: TAR-055J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILSHIRE VILLAGE ADDITION
Block 10 Lot 17

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: 1962

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03553892

Site Name: WILSHIRE VILLAGE ADDITION-10-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,842

Percent Complete: 100%

Land Sqft^{*}: 9,026

Land Acres^{*}: 0.2072

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:

SANCHEZ CHRISTOPHER

SANCHEZ JENNIFER

Primary Owner Address:

1602 TOPLEA DR
EULESS, TX 76040

Deed Date: 9/30/2024

Deed Volume:

Deed Page:

Instrument: [D224175382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENTLEY SHERRY	6/1/2024	D224099462		
STEPHENS ADA	11/18/2013	000000000000000	0000000	0000000
STEPHENS A;STEPHENS RUSSELL D EST	12/31/1900	00038150000379	0003815	0000379

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	\$0	\$0	\$0	\$0
2024	\$223,959	\$70,000	\$293,959	\$272,817
2023	\$269,757	\$45,000	\$314,757	\$248,015
2022	\$225,061	\$45,000	\$270,061	\$225,468
2021	\$189,769	\$45,000	\$234,769	\$204,971
2020	\$157,405	\$45,000	\$202,405	\$186,337

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.