



LOCATION

Address: [412 SYCAMORE LN](#)

City: EULESS

Georeference: 41244-3-7R

Subdivision: TALL TIMBERS GARDEN HOMES ADDN

Neighborhood Code: 3X100Z

Latitude: 32.8555404331

Longitude: -97.077321555

TAD Map: 2126-432

MAPSCO: TAR-056A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TALL TIMBERS GARDEN
HOMES ADDN Block 3 Lot 7R

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: 1987

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05647207

Site Name: TALL TIMBERS GARDEN HOMES ADDN-3-7R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,095

Percent Complete: 100%

Land Sqft^{*}: 4,480

Land Acres^{*}: 0.1028

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:

LALANI GROUP PROPERTIES LLC

Primary Owner Address:

5816 FUDER DR

MCKINNEY, TX 75070

Deed Date: 9/24/2020

Deed Volume:

Deed Page:

Instrument: [D220309814](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRAFT KATHERINE	3/12/2014	D214050149	0000000	0000000
HOYT MICHELLE E	2/22/2010	D210041200	0000000	0000000
VU ANH H	10/29/2002	00161200000047	0016120	0000047
PERKINS DANIEL;PERKINS MELISSA	11/19/1998	00135350000347	0013535	0000347
STUKEL CATHY	6/26/1991	00103060001462	0010306	0001462
BANK ONE	4/3/1990	00098890001675	0009889	0001675
EPOCH DEVELOPMENT CORP	1/8/1987	00088040001322	0008804	0001322
NATIONAL INVESTMENTS INC	12/29/1986	00088040001317	0008804	0001317
TALL TIMBERS LTD	1/1/1984	00000000000000	0000000	0000000

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	\$161,000	\$55,000	\$216,000	\$216,000
2023	\$206,937	\$40,000	\$246,937	\$246,937
2022	\$167,815	\$40,000	\$207,815	\$207,815
2021	\$138,000	\$40,000	\$178,000	\$178,000
2020	\$149,481	\$40,000	\$189,481	\$179,249

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.