



## LOCATION

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**Address:** [1213 PRINCETON PL](#)  
**City:** EULESS  
**Georeference:** 46278-F-17  
**Subdivision:** WESTPOINT ADDITION (EULESS)  
**Neighborhood Code:** 3B040D

**Latitude:** 32.8193519587  
**Longitude:** -97.1305743842  
**TAD Map:** 2108-416  
**MAPSCO:** TAR-054U



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** WESTPOINT ADDITION  
(EULESS) Block F 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:** 1989

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06197655

**Site Name:** WESTPOINT ADDITION (EULESS)-F-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,574

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,400

**Land Acres<sup>\*</sup>:** 0.1239

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

YOUSEF SOUZAN

**Primary Owner Address:**

1213 PRINCETON PL  
EULESS, TX 76040

**Deed Date:** 5/12/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217108623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLANAGAN LUPE I	7/16/2015	<a href="#">D215161426</a>		
GRACE AMBER N;GRACE ANTHONY	11/11/2004	<a href="#">D204381604</a>	0000000	0000000
GRACE AMBRR N	9/15/2004	<a href="#">D204293624</a>	0000000	0000000
BECKHAM REBECCA A;BECKHAM WM K	7/2/1998	000000000000000	0000000	0000000
BECKHAM R STONECIPHER;BECKHAM W K	12/18/1997	00130320000129	0013032	0000129
KNUTSON MORTGAGE CORP	6/3/1997	00128030000615	0012803	0000615
ALIOTO NANCY K	10/22/1993	00112940001788	0011294	0001788
GREENE JOHN W;GREENE PAULA	10/2/1989	00097510000985	0009751	0000985
GENERAL HOMES CORP	5/18/1989	00095980001322	0009598	0001322
WAFUM IV INC	1/24/1989	00095080001961	0009508	0001961
PIPELINE ROAD JV	1/1/1987	000000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$232,485	\$65,000	\$297,485	\$292,820
2023	\$256,347	\$45,000	\$301,347	\$266,200
2022	\$213,986	\$45,000	\$258,986	\$242,000
2021	\$185,800	\$45,000	\$230,800	\$220,000
2020	\$155,000	\$45,000	\$200,000	\$200,000

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.