

## LOCATION

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**Address:** [306 BRANCH BEND](#)  
**City:** EULESS  
**Georeference:** 1899-C-21  
**Subdivision:** BEAR CREEK BEND ADDITION  
**Neighborhood Code:** 3X110A

**Latitude:** 32.8493911879  
**Longitude:** -97.078135665  
**TAD Map:** 2126-428  
**MAPSCO:** TAR-055D



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:** BEAR CREEK BEND ADDITION  
Block C Lot 21

**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:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06711502

**Site Name:** BEAR CREEK BEND ADDITION-C-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,415

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,994

**Land Acres<sup>\*</sup>:** 0.1376

**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:**

MAIN AZEEM

**Primary Owner Address:**

306 BRANCH BEND  
EULESS, TX 76039

**Deed Date:** 10/27/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214237893](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURILLO MARCO ANTONIO	11/30/2010	<a href="#">D210296439</a>	0000000	0000000
LAKHANI SHABINA;LAKHANI VALLIAN	8/30/2005	<a href="#">D205265456</a>	0000000	0000000
NGUYEN MINDY	12/29/2003	<a href="#">D204015287</a>	0000000	0000000
NGUYEN LUNG T;NGUYEN NHAN V	4/9/2001	00148380000363	0014838	0000363
NGUYEN LUNG & YEN T;NGUYEN NHAN	5/3/1995	00119600000469	0011960	0000469
PULTE HOME CORP OF TEXAS	1/1/1994	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$246,295	\$80,000	\$326,295	\$286,404
2023	\$276,432	\$50,000	\$326,432	\$260,367
2022	\$222,972	\$50,000	\$272,972	\$236,697
2021	\$165,179	\$50,000	\$215,179	\$215,179
2020	\$175,657	\$50,000	\$225,657	\$225,657

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.