

## LOCATION

**Address:** [312 SERENADE LN](#)  
**City:** EULESS  
**Georeference:** 25975-H-25  
**Subdivision:** MIDWAY SQUARE ADDITION  
**Neighborhood Code:** 3X110G

**Latitude:** 32.8410679874  
**Longitude:** -97.0753989527  
**TAD Map:** 2126-424  
**MAPSCO:** TAR-056E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MIDWAY SQUARE ADDITION  
 Block H Lot 25

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40827569

**Site Name:** MIDWAY SQUARE ADDITION-H-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,330

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,090

**Land Acres<sup>\*</sup>:** 0.1398

**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

**Current Owner:**

KARKI SUMAN

**Primary Owner Address:**

312 SERENADE LN  
 EULESS, TX 76039-6802

**Deed Date:** 12/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-17-193518

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARKI NINU;KARKI SUMAN	11/21/2012	<a href="#">D212290446</a>	0000000	0000000
LEONARDO TERESA	9/29/2006	<a href="#">D206317720</a>	0000000	0000000
K B HOMES	1/1/2005	00000000000000	0000000	0000000

## VALUES

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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	\$371,000	\$90,000	\$461,000	\$425,920
2023	\$432,000	\$55,000	\$487,000	\$387,200
2022	\$320,500	\$55,000	\$375,500	\$352,000
2021	\$265,000	\$55,000	\$320,000	\$320,000
2020	\$265,000	\$55,000	\$320,000	\$320,000

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

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- 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.