



## LOCATION

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**Address:** [602 WHITETAIL RD](#)

**City:** EULESS

**Georeference:** 10049A-C-7

**Subdivision:** DOMINION AT BEAR CREEK, THE

**Neighborhood Code:** 3X110B

**Latitude:** 32.8442502227

**Longitude:** -97.0694659559

**TAD Map:** 2132-428

**MAPSCO:** TAR-056E



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:** DOMINION AT BEAR CREEK,  
THE Block C Lot 7

**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:** 2014

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41691555

**Site Name:** DOMINION AT BEAR CREEK, THE-C-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,057

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,751

**Land Acres<sup>\*</sup>:** 0.1320

**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:**

ASHRAF MUBINA

ASHRAF SYED T

**Primary Owner Address:**

602 WHITETAIL RD

EULESS, TX 76039

**Deed Date:** 3/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216065659](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOYT CHRISTOPHER J;HOYT ONEIDA	8/14/2015	<a href="#">D215184902</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	8/14/2015	<a href="#">D215184901</a>		
LENNAR HOMES TEXAS LAND & CONS	1/1/2013	0000000000000000	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	\$501,829	\$120,000	\$621,829	\$552,365
2023	\$501,557	\$95,000	\$596,557	\$502,150
2022	\$421,519	\$95,000	\$516,519	\$456,500
2021	\$320,000	\$95,000	\$415,000	\$415,000
2020	\$322,885	\$92,115	\$415,000	\$415,000

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.