



## LOCATION

**Address:** [314 JULIA LN](#)  
**City:** EULESS  
**Georeference:** 13009-L-8  
**Subdivision:** EULESS FOUNDERS PARC ADDN  
**Neighborhood Code:** 3T0302

**Latitude:** 32.8334718114  
**Longitude:** -97.0943279494  
**TAD Map:** 2120-424  
**MAPSCO:** TAR-055L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EULESS FOUNDERS PARC  
ADDN Block L Lot 8

**Jurisdictions:**

CITY OF EULESS (025)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EULESS MIDTOWN PID (629)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800037320

**Site Name:** EULESS FOUNDERS PARC ADDN L 8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,758

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,200

**Land Acres<sup>\*</sup>:** 0.0964

**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:**

JIN YAN

**Primary Owner Address:**

314 JULIA LN  
EULESS, TX 76040

**Deed Date:** 2/19/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219032739](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	11/9/2018	<a href="#">D218149089</a>		

## 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	\$326,610	\$95,000	\$421,610	\$412,610
2023	\$344,000	\$80,000	\$424,000	\$375,100
2022	\$292,561	\$80,000	\$372,561	\$341,000
2021	\$230,000	\$80,000	\$310,000	\$310,000
2020	\$230,000	\$80,000	\$310,000	\$310,000

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.