



**Address:** [4604 CINNAMON HILL DR](#)  
**City:** FORT WORTH  
**Georeference:** 6270-6-10  
**Subdivision:** CANDLERIDGE ADDITION  
**Neighborhood Code:** 4S120D

**Latitude:** 32.6462852311  
**Longitude:** -97.3932339481  
**TAD Map:** 2030-356  
**MAPSCO:** TAR-103B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CANDLERIDGE ADDITION  
Block 6 Lot 10

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00410969

**Site Name:** CANDLERIDGE ADDITION-6-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,922

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,750

**Land Acres<sup>\*</sup>:** 0.2238

**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:**

LLOYD DONALD

**Primary Owner Address:**

4604 CINNAMON HILL DR  
FORT WORTH, TX 76133-6227

**Deed Date:** 8/10/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-22-153066

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LLOYD DONALD;LLOYD MARY K	4/2/1998	00131590000302	0013159	0000302
LLOYD MARY K	7/15/1979	00000000000000	0000000	0000000
SMOTHERS RAYMOND L	12/31/1900	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	\$249,437	\$45,000	\$294,437	\$294,437
2024	\$249,437	\$45,000	\$294,437	\$294,437
2023	\$234,729	\$45,000	\$279,729	\$271,517
2022	\$201,834	\$45,000	\$246,834	\$246,834
2021	\$190,488	\$45,000	\$235,488	\$235,488
2020	\$175,851	\$45,000	\$220,851	\$220,851

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.