



Address: [4533 CINNAMON HILL DR](#)
City: FORT WORTH
Georeference: 6270-8-15
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S120D

Latitude: 32.6460055848
Longitude: -97.3917904114
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 8 Lot 15

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: 00411264
Site Name: CANDLERIDGE ADDITION-8-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,220
Percent Complete: 100%
Land Sqft^{*}: 10,010
Land Acres^{*}: 0.2297
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
RAINS SARA
Primary Owner Address:
6000 SHEPHERD MT COVE APT 918
AUSTIN, TX 78730

Deed Date: 6/24/2003
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAINS CHARLES W EST;RAINS SARA	12/31/1900	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 ⁺
2025	\$267,487	\$45,000	\$312,487	\$312,487
2024	\$267,487	\$45,000	\$312,487	\$312,487
2023	\$251,853	\$45,000	\$296,853	\$296,853
2022	\$235,904	\$45,000	\$280,904	\$274,791
2021	\$204,810	\$45,000	\$249,810	\$249,810
2020	\$190,255	\$45,000	\$235,255	\$235,255

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.