



**Address:** [414 MOSS HILL LN](#)  
**City:** EULESS  
**Georeference:** 37045-1-12  
**Subdivision:** SAGEPOINT ADDITION  
**Neighborhood Code:** 3C200E

**Latitude:** 32.8754752296  
**Longitude:** -97.0893679352  
**TAD Map:** 2126-436  
**MAPSCO:** TAR-041Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SAGEPOINT ADDITION Block 1  
Lot 12

**Jurisdictions:**

CITY OF EULESS (025)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1982

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02642077

**Site Name:** SAGEPOINT ADDITION-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,127

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,540

**Land Acres<sup>\*</sup>:** 0.1960

**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:**

RYAN JOHN P

**Primary Owner Address:**

414 MOSS HILL LN  
EULESS, TX 76039

**Deed Date:** 9/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222238343](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORCHARD PROPERTY III LLC	7/12/2022	<a href="#">D222179283</a>		
CUATT DONALD R III;CUATT M A	4/10/2009	<a href="#">D209270521</a>	0000000	0000000
KINARD MARYANN;KINARD SHEILA WALLS	11/18/2008	<a href="#">D208442850</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR	8/5/2008	<a href="#">D208356933</a>	0000000	0000000
CASSIDY HAROLD J	5/6/2004	<a href="#">D205172517</a>	0000000	0000000
CASSIDY ALICE;CASSIDY HAROLD J	12/31/1900	00074990001583	0007499	0001583
FOX & JACOBS INC	12/30/1900	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 <sup>+</sup>
2025	\$165,945	\$98,050	\$263,995	\$263,995
2024	\$165,945	\$98,050	\$263,995	\$263,995
2023	\$167,339	\$98,050	\$265,389	\$265,389
2022	\$164,996	\$98,050	\$263,046	\$212,605
2021	\$166,359	\$45,000	\$211,359	\$193,277
2020	\$167,723	\$45,000	\$212,723	\$175,706

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)
- DISABLED VET 30 to 49 PCT 11.22

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.