



**Address:** [204 CINNAMON LN](#)  
**City:** EULESS  
**Georeference:** 7338-A-10  
**Subdivision:** CINNAMON RIDGE  
**Neighborhood Code:** 3C2000

**Latitude:** 32.8737888652  
**Longitude:** -97.0808349018  
**TAD Map:** 2126-436  
**MAPSCO:** TAR-041R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CINNAMON RIDGE Block A Lot 10

**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:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$324,421

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

**Site Number:** 04409280

**Site Name:** CINNAMON RIDGE-A-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,688

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,352

**Land Acres<sup>\*</sup>:** 0.1917

**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:**

BIGLER AND BUTCHER REVOCABLE TRUST

**Primary Owner Address:**

204 CINNAMON LN  
EULESS, TX 76039

**Deed Date:** 4/16/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224065386](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIGLER MICHAEL P	9/21/2012	<a href="#">D212233022</a>	0000000	0000000
BUTCHER MELODY M	10/29/1990	00100860000130	0010086	0000130
BUTCHER MELODY;BUTCHER ROBERT ETUX	7/5/1983	00075490001094	0007549	0001094
CINNAMON RIDGE DEV	12/31/1900	00071700001709	0007170	0001709

## 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	\$228,571	\$95,850	\$324,421	\$324,421
2024	\$228,571	\$95,850	\$324,421	\$324,421
2023	\$229,150	\$95,850	\$325,000	\$300,077
2022	\$176,947	\$95,850	\$272,797	\$272,797
2021	\$213,146	\$50,000	\$263,146	\$263,146
2020	\$198,712	\$50,000	\$248,712	\$248,712

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.