



Address: [302 CINNAMON LN](#)
City: EULESS
Georeference: 7338-A-17
Subdivision: CINNAMON RIDGE
Neighborhood Code: 3C2000

Latitude: 32.8737698305
Longitude: -97.0792685051
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 17

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$371,349

Protest Deadline Date: 5/24/2024

Site Number: 04409353
Site Name: CINNAMON RIDGE-A-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,688
Percent Complete: 100%
Land Sqft^{*}: 9,656
Land Acres^{*}: 0.2216
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:

KRAATZ GARY D
KRAATZ VIVIAN C

Primary Owner Address:

302 CINNAMON LN
EULESS, TX 76039-7936

Deed Date: 7/13/1983
Deed Volume: 0007556
Deed Page: 0001730
Instrument: 00075560001730

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CINNAMON RIDGE DEVELOPMENTS	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	\$260,499	\$110,850	\$371,349	\$371,349
2024	\$260,499	\$110,850	\$371,349	\$350,248
2023	\$227,213	\$110,850	\$338,063	\$318,407
2022	\$182,979	\$110,850	\$293,829	\$289,461
2021	\$213,146	\$50,000	\$263,146	\$263,146
2020	\$192,300	\$50,000	\$242,300	\$242,300

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.