



Address: [104 NUTMEG LN](#)
City: EULESS
Georeference: 7338-E-3
Subdivision: CINNAMON RIDGE
Neighborhood Code: 3C2000

Latitude: 32.8780587906
Longitude: -97.0819434107
TAD Map: 2126-440
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 E Lot
3

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

Notice Sent Date: 4/15/2025

Notice Value: \$441,730

Protest Deadline Date: 5/24/2024

Site Number: 04410262

Site Name: CINNAMON RIDGE-E-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,665

Percent Complete: 100%

Land Sqft^{*}: 10,843

Land Acres^{*}: 0.2489

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MONTANO MARIO E

Primary Owner Address:

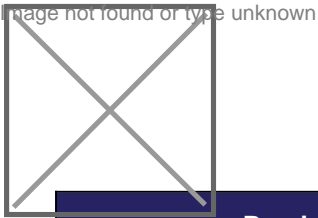
104 NUTMEG LN
EULESS, TX 76039-7931

Deed Date: 8/8/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206249328](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRADDOCK KELLY W;BRADDOCK MEGHAN	11/25/1997	00129950000125	0012995	0000125
GUDE JOHN D	12/31/1900	000000000000000	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	\$317,280	\$124,450	\$441,730	\$429,329
2024	\$317,280	\$124,450	\$441,730	\$390,299
2023	\$281,454	\$124,450	\$405,904	\$354,817
2022	\$198,111	\$124,450	\$322,561	\$322,561
2021	\$243,317	\$50,000	\$293,317	\$293,317
2020	\$227,401	\$50,000	\$277,401	\$272,499

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.