



**Address:** [2906 LEMON LN](#)  
**City:** EULESS  
**Georeference:** 7338-G-3  
**Subdivision:** CINNAMON RIDGE  
**Neighborhood Code:** 3C2000

**Latitude:** 32.8778625761  
**Longitude:** -97.0806648269  
**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 G 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:** 1983  
**Personal Property Account:** N/A  
**Agent:** OOWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04410785  
**Site Name:** CINNAMON RIDGE-G-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,442  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,350  
**Land Acres<sup>\*</sup>:** 0.1687  
**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:**  
RAILWATER LLC  
**Primary Owner Address:**  
PO BOX 1403  
COLLEYVILLE, TX 76034

**Deed Date:** 2/2/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218040074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARTMAN RICHARD;BARTMAN VICCI	12/14/2015	<a href="#">D215279821</a>		
DANE CYNTHIA L;DANE KENDALL B	11/28/1995	00121830001597	0012183	0001597
STEVENS LLOYD;STEVENS NORMA R	11/18/1993	00113500001596	0011350	0001596
CLAY HARRY F JR;CLAY SHARILYN	12/31/1986	00087960002318	0008796	0002318
TOWNSEND ALBERT L;TOWNSEND WILLIE	11/15/1983	00076670000719	0007667	0000719
D T CONSTRUCTION INC	12/31/1900	00000000000000	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	\$231,738	\$84,350	\$316,088	\$316,088
2024	\$231,738	\$84,350	\$316,088	\$316,088
2023	\$199,732	\$84,350	\$284,082	\$284,082
2022	\$151,470	\$84,350	\$235,820	\$235,820
2021	\$170,000	\$50,000	\$220,000	\$220,000
2020	\$170,000	\$50,000	\$220,000	\$220,000

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

There are no exemptions for this property

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.