



**Address:** [2801 SPICEBUSH LN](#)  
**City:** EULESS  
**Georeference:** 7338-G-14  
**Subdivision:** CINNAMON RIDGE  
**Neighborhood Code:** 3C2000

**Latitude:** 32.8766897907  
**Longitude:** -97.0790383097  
**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 14

**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:** OWNWELL INC (12140)

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

**Site Number:** 04410904

**Site Name:** CINNAMON RIDGE-G-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,271

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,706

**Land Acres<sup>\*</sup>:** 0.1769

**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:**

HPA TEXAS SUB 2016-2 LLC

**Primary Owner Address:**

120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

**Deed Date:** 9/13/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216223987](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HP TEXAS I LLC	5/18/2016	<a href="#">D216105913</a>		
NEWSTREAM VENTURES LLC	3/3/2016	<a href="#">D216061544</a>		
DISHMAN DOROTHY I	3/29/1983	00074740000102	0007474	0000102
D T CONSTRUCTION INC	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 <sup>+</sup>
2025	\$217,017	\$88,450	\$305,467	\$305,467
2024	\$260,550	\$88,450	\$349,000	\$349,000
2023	\$251,936	\$88,450	\$340,386	\$340,386
2022	\$183,156	\$88,450	\$271,606	\$271,606
2021	\$175,437	\$50,000	\$225,437	\$225,437
2020	\$175,437	\$50,000	\$225,437	\$225,437

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.