07-28-2025

### Tarrant Appraisal District Property Information | PDF Account Number: 04411110

### Address: <u>310 ROSEMARY LN</u>

City: EULESS Georeference: 7338-I-6 Subdivision: CINNAMON RIDGE Neighborhood Code: 3C2000

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

# PROPERTY DATA

Legal Description: CINNAMON RIDGE Block I Lot 6 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) Protest Deadline Date: 5/24/2024

#### +++ Rounded.

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

# **OWNER INFORMATION**

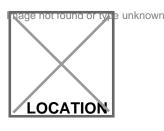
Current Owner: DUNSMORE KEITH G DUNSMORE DEBRA S

Primary Owner Address: 310 ROSEMARY LN EULESS, TX 76039 Deed Date: 12/19/2018 Deed Volume: Deed Page: Instrument: D218282226

Site Number: 0441110 Site Name: CINNAMON RIDGE-I-6 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,442 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,471 Land Acres<sup>\*</sup>: 0.1715 Pool: N

Latitude: 32.8766600572 Longitude: -97.0782324727 TAD Map: 2126-440 MAPSCO: TAR-041R





| Previous Owners                 | Date       | Instrument                              | Deed Volume | Deed Page |
|---------------------------------|------------|---|-------------|-----------|
| DUNSMORE DEBRA;DUNSMORE KEITH   | 12/20/2002 | 00162690000489                          | 0016269     | 0000489   |
| EQUINOX INVESTMENTS LLC         | 6/3/2002   | 00157600000281                          | 0015760     | 0000281   |
| KALONJI GERMAINE;KALONJI JEANNE | 12/30/1988 | 00094880001503                          | 0009488     | 0001503   |
| COLONIAL SAVINGS & LOAN ASSN    | 10/4/1988  | 00094080000345                          | 0009408     | 0000345   |
| GARDENHIRE BILL M               | 3/14/1988  | 00092180001388                          | 0009218     | 0001388   |
| PARHAM KIM;PARHAM MICHAEL       | 9/4/1984   | 00079390002203                          | 0007939     | 0002203   |
| WADE CAROL A;WADE TERRY R       | 1/31/1984  | 00077310000674                          | 0007731     | 0000674   |
| DT CONSTRUCTION INC             | 11/16/1983 | 00076690000711                          | 0007669     | 0000711   |
| CINNAMON RIDGE DEVELOPMENTS     | 12/31/1900 | 000000000000000000000000000000000000000 | 000000      | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$225,998          | \$85,750    | \$311,748    | \$311,748        |
| 2024 | \$225,998          | \$85,750    | \$311,748    | \$311,748        |
| 2023 | \$222,396          | \$85,750    | \$308,146    | \$290,034        |
| 2022 | \$177,917          | \$85,750    | \$263,667    | \$263,667        |
| 2021 | \$202,764          | \$50,000    | \$252,764    | \$252,764        |
| 2020 | \$188,693          | \$50,000    | \$238,693    | \$238,693        |

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.