

Tarrant Appraisal District

Property Information | PDF

Account Number: 04422597

Address: 107 SPRINGRIDGE LN

City: EULESS

Georeference: 27355-A-12

Subdivision: MC CORMICK FARM ADDITION

Neighborhood Code: 3C200K

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

## **PROPERTY DATA**

Legal Description: MC CORMICK FARM ADDITION

Block A Lot 12

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

Latitude: 32.8734759972

**TAD Map:** 2126-436 **MAPSCO:** TAR-041R

Longitude: -97.0815332238

Site Number: 04422597

Site Name: MC CORMICK FARM ADDITION-A-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,809
Percent Complete: 100%

Land Sqft\*: 7,079 Land Acres\*: 0.1625

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

KUHNS NATHANIEL SW KUHNS LINDSEY

**Primary Owner Address:** 

107 SPRINGRIDGE LN EULESS, TX 76039 **Deed Date: 8/26/2022** 

Deed Volume: Deed Page:

Instrument: D222214165

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
URENDA ANITA	6/22/2022	D222162059		
YOHE WAYLON	2/17/2009	D209045667	0000000	0000000
AMBROSE JOAN G	9/27/2001	00151670000335	0015167	0000335
CITI CAPITAL RELOCATION INC	9/4/2001	00151670000334	0015167	0000334
BIRDSONG BRENTA;BIRDSONG LORI G	6/29/1998	00132990000332	0013299	0000332
CORMIER JOAN; CORMIER ROBERT R JR	7/28/1994	00116750000910	0011675	0000910
HOLLOWELL CHERYL M;HOLLOWELL DAVID	6/7/1983	00075270001311	0007527	0001311
GEMCRAFT HOMES INC	12/31/1900	00074280001559	0007428	0001559
MCCORMICK DEV CORP	12/30/1900	00000000000000	0000000	0000000
CROW DEV CORP	12/29/1900	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. <u>Tarrant County Tax Office Account Information</u>.

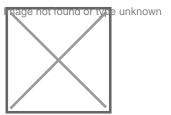
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$240,195	\$81,250	\$321,445	\$321,445
2024	\$240,195	\$81,250	\$321,445	\$321,445
2023	\$230,014	\$81,250	\$311,264	\$311,264
2022	\$218,200	\$81,250	\$299,450	\$299,450
2021	\$219,988	\$55,000	\$274,988	\$274,988
2020	\$199,705	\$55,000	\$254,705	\$254,705

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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