



Address: [107 SPRINGRIDGE LN](#)
City: EULESS
Georeference: 27355-A-12
Subdivision: MC CORMICK FARM ADDITION
Neighborhood Code: 3C200K

Latitude: 32.8734759972
Longitude: -97.0815332238
TAD Map: 2126-436
MAPSCO: TAR-041R



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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

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.

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

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](#)

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 K	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. [Tarrant County Tax Office Account Information](#).

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.

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

EXEMPTIONS / SPECIAL APPRAISAL

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- 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.