



Address: [102 SPRINGRIDGE LN](#)
City: EULESS
Georeference: 27355-B-2
Subdivision: MC CORMICK FARM ADDITION
Neighborhood Code: 3C200K

Latitude: 32.8730410842
Longitude: -97.0820029667
TAD Map: 2126-436
MAPSCO: TAR-041R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC CORMICK FARM ADDITION
Block B Lot 2

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$420,985

Protest Deadline Date: 5/24/2024

Site Number: 04422988

Site Name: MC CORMICK FARM ADDITION-B-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,108

Percent Complete: 100%

Land Sqft^{*}: 7,868

Land Acres^{*}: 0.1806

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RODRIGUEZ FRANCISCO ANDREW
RODRIGUEZ ANA LILY

Primary Owner Address:

102 SPRINGRIDGE LN
EULESS, TX 76039

Deed Date: 4/17/2023

Deed Volume:

Deed Page:

Instrument: [D223067565](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODRIQUEZ FRANCISO A;RODRIQUEZ LILY	3/12/2014	D214078653	0000000	0000000
MORTGAGE GUARANTY INSURANCE CO	2/12/2014	D214037282	0000000	0000000
FEDERAL HOME LOAN MTG CORP	10/1/2013	D213271869	0000000	0000000
CANTRELL JEFF B SR	11/28/2007	D207430504	0000000	0000000
EUSTACE LINDA;EUSTACE STEPHEN	5/17/1988	00092760000565	0009276	0000565
GRAY WALTER A III	7/6/1983	00075510001490	0007551	0001490
CROW DEV CORP	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 ⁺
2025	\$330,685	\$90,300	\$420,985	\$420,985
2024	\$330,685	\$90,300	\$420,985	\$402,786
2023	\$275,869	\$90,300	\$366,169	\$366,169
2022	\$253,143	\$90,300	\$343,443	\$341,059
2021	\$255,054	\$55,000	\$310,054	\$310,054
2020	\$233,219	\$55,000	\$288,219	\$288,219

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.