



**Address:** [1044 CHOKE CHERRY LN](#)  
**City:** CROWLEY  
**Georeference:** 9613C-1-12  
**Subdivision:** DEER CREEK ESTATES-CROWLEY  
**Neighborhood Code:** 4B020B

**Latitude:** 32.5605816884  
**Longitude:** -97.3516285096  
**TAD Map:** 2042-324  
**MAPSCO:** TAR-118T



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

## PROPERTY DATA

**Legal Description:** DEER CREEK ESTATES-CROWLEY Block 1 Lot 12

**Jurisdictions:**

- CITY OF CROWLEY (006)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** 06714285

**Site Name:** DEER CREEK ESTATES-CROWLEY-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,313

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,625

**Land Acres<sup>\*</sup>:** 0.2439

**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:**

SIMMS CECIL C  
SIMMS CAROLYN A

**Primary Owner Address:**

1044 CHOKE CHERRY LN  
CROWLEY, TX 76036-3910

**Deed Date:** 10/9/1996

**Deed Volume:** 0012557

**Deed Page:** 0002142

**Instrument:** 00125570002142

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX REAL ESTATE CORP	1/11/1996	00122290000936	0012229	0000936
DEER CREEK ESTATES INC	10/4/1994	00117480000334	0011748	0000334
ALCO CONTRACTORS & ASSOC INC	1/1/1994	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	\$0	\$0	\$0	\$0
2024	\$265,025	\$70,000	\$335,025	\$329,817
2023	\$304,794	\$55,000	\$359,794	\$299,834
2022	\$231,984	\$55,000	\$286,984	\$272,576
2021	\$192,796	\$55,000	\$247,796	\$247,796
2020	\$180,231	\$55,000	\$235,231	\$235,231

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.