



Address: [9424 SIMBRA LN](#)
City: TARRANT COUNTY
Georeference: 6528-2-12
Subdivision: CARSON RANCH ESTATES ADDITION
Neighborhood Code: 4B030I

Latitude: 32.6059661193
Longitude: -97.3711162745
TAD Map: 2036-340
MAPSCO: TAR-103Z



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

PROPERTY DATA

Legal Description: CARSON RANCH ESTATES
ADDITION Block 2 Lot 12

Jurisdictions:

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07528957

Site Name: CARSON RANCH ESTATES ADDITION-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,261

Percent Complete: 100%

Land Sqft^{*}: 43,817

Land Acres^{*}: 1.0059

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:
FRANKLIN TROY T
Primary Owner Address:
9424 SIMBRA LN
CROWLEY, TX 76036

Deed Date: 5/5/2017
Deed Volume:
Deed Page:
Instrument: [D217108647](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOWELL BRENDA C;HOWELL PETE M	12/19/2016	D216298533		
MARTINEZ ANNA E;MARTINEZ JESUS N	2/22/2001	00147470000060	0014747	0000060
CLASSIC CENTURY HOMES LTD	9/21/2000	00145410000070	0014541	0000070
WEST COMM INVESTMENTS LP	1/1/1999	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	\$350,871	\$75,000	\$425,871	\$399,411
2023	\$374,464	\$55,000	\$429,464	\$363,101
2022	\$298,200	\$55,000	\$353,200	\$330,092
2021	\$267,593	\$55,000	\$322,593	\$300,084
2020	\$217,804	\$55,000	\$272,804	\$272,804

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.