



Address: [2450 N CROWLEY CLEBURNE RD](#)
City: FORT WORTH
Georeference: A 398-1E
Subdivision: DUNCAN, JOHN H SURVEY
Neighborhood Code: APT-Southwest Tarrant County

Latitude: 32.6111668076
Longitude: -97.3751327967
TAD Map: 2036-340
MAPSCO: TAR-103V



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

PROPERTY DATA

Legal Description: DUNCAN, JOHN H SURVEY
Abstract 398 Tract 1E

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: HAYNES & ASSOCIATES (00851)

Protest Deadline Date: 5/15/2025

Site Number: 80876822

Site Name: VACANT LAND - COMMERCIAL

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 1,338,032

Land Acres^{*}: 30.7170

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:

COHIX LLC

Primary Owner Address:

PO BOX 5287

CULVER CITY, CA 90231-5287

Deed Date: 12/2/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208444286](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOA SORTE LP ETAL	9/25/2003	D203362232	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	\$0	\$2,007,050	\$2,007,050	\$2,007,050
2023	\$0	\$2,007,050	\$2,007,050	\$2,007,050
2022	\$0	\$2,007,050	\$2,007,050	\$2,007,050
2021	\$0	\$2,007,050	\$2,007,050	\$2,007,050
2020	\$0	\$428,171	\$428,171	\$428,171

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

There are no exemptions for this property

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.