

# Tarrant Appraisal District Property Information | PDF Account Number: 41123875

### Address: 445 SAN LUCAS DR

City: CROWLEY Georeference: 26236R-3-1 Subdivision: MIRA MESA ESTATES Neighborhood Code: 4B012A Latitude: 32.5767020283 Longitude: -97.3431208315 TAD Map: 2048-328 MAPSCO: TAR-118L





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

### **PROPERTY DATA**

Legal Description: MIRA MESA ESTATES Block 3 Lot 1

#### Jurisdictions:

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

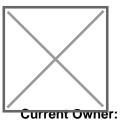
State Code: A

Year Built: 2012 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 41123875 Site Name: MIRA MESA ESTATES-3-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,884 Percent Complete: 100% Land Sqft\*: 10,244 Land Acres\*: 0.2351 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



GRIFFIN HANNAH L GRIFFIN RANDY L JR

Primary Owner Address: 445 SAN LUCAS DR CROWLEY, TX 76036 Deed Date: 4/13/2020 Deed Volume: Deed Page: Instrument: D220084353

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASTANEDA SERGIO	4/28/2017	D217097556		
BULLINER EVERETTE;BULLINER TRACIE	6/28/2013	D213175311	000000	0000000
HMH LIFESTYLES LP	11/16/2012	000000000000000000000000000000000000000	000000	0000000
GRAHAM MORTGAGE CORPORATION	11/14/2007	D207413898	000000	0000000
MIRA MESA LP	1/1/2006	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$299,479	\$50,744	\$350,223	\$317,823
2023	\$288,011	\$40,000	\$328,011	\$288,930
2022	\$222,664	\$40,000	\$262,664	\$262,664
2021	\$196,674	\$40,000	\$236,674	\$236,674
2020	\$174,779	\$40,000	\$214,779	\$214,779

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.