



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



Current Owner:

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	0000000	0000000
HMH LIFESTYLES LP	11/16/2012	000000000000000	0000000	0000000
GRAHAM MORTGAGE CORPORATION	11/14/2007	D207413898	0000000	0000000
MIRA MESA LP	1/1/2006	000000000000000	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	\$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.