



**Address:** [454 CRAWFORD ST](#)  
**City:** FORT WORTH  
**Georeference:** 43920-C-7-30  
**Subdivision:** TUCKER, W B SUBDIVISION  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.7396871823  
**Longitude:** -97.3244765627  
**TAD Map:** 2054-388  
**MAPSCO:** TAR-077E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TUCKER, W B SUBDIVISION  
Block C Lot 7 S 1/2 LOT 7 & 8

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$188,100

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80645496  
**Site Name:** 80645496  
**Site Class:** LandVacantComm - Vacant Land -Commercial  
**Parcels:** 1  
**Primary Building Name:**  
**Primary Building Type:**  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 4,180  
**Land Acres<sup>\*</sup>:** 0.0959  
**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:**  
GREATER HEIGHTS PROPERTIES AND MANAGEMENT LLC  
**Primary Owner Address:**  
1212 VISTAWOOD DR  
MANSFIELD, TX 76063

**Deed Date:** 3/12/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224044061](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OVERPLUS PROPERTIES LLC	1/25/2022	<a href="#">D222031867</a>		
DEVELOPERS SOUTHSIDE LLC	3/24/2021	<a href="#">D221080828</a>		
LOWE SCOTT	3/1/2020	<a href="#">D221064360</a>		
KHORRAMI KEVIN	4/17/2012	<a href="#">D212096877</a>	0000000	0000000
ROBBINS JACK	12/31/1900	0000000000000000	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 <sup>+</sup>
2025	\$0	\$188,100	\$188,100	\$188,100
2024	\$0	\$104,500	\$104,500	\$104,500
2023	\$0	\$104,500	\$104,500	\$104,500
2022	\$0	\$104,500	\$104,500	\$104,500
2021	\$0	\$75,240	\$75,240	\$75,240
2020	\$0	\$66,880	\$66,880	\$66,880

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.