



Address: [1251 CROSS CREEK DR](#)
City: KENNEDALE
Georeference: 40285H-2-63
Subdivision: STEEPLECHASE ESTATES ADDITION
Neighborhood Code: 1L110A

Latitude: 32.6427530974
Longitude: -97.1961731305
TAD Map: 2090-352
MAPSCO: TAR-108G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STEEPLECHASE ESTATES
ADDITION Block 2 Lot 63

Jurisdictions:

CITY OF KENNEDALE (014)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNEDEALE ISD (914)

Site Number: 06881076

Site Name: STEEPLECHASE ESTATES ADDITION-2-63

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,721

Percent Complete: 100%

Land Sqft^{*}: 11,238

Land Acres^{*}: 0.2580

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS PROGRAM (224)

Notice Sent Date: 4/15/2025

Notice Value: \$425,438

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CRITTENDON MARK E

Primary Owner Address:

1251 CROSS CREEK DR
KENNEDEALE, TX 76060-6037

Deed Date: 12/18/1996

Deed Volume: 0012617

Deed Page: 0000535

Instrument: 00126170000535

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES-TEXAS INC	8/28/1996	00124940000494	0012494	0000494
BOWERMAN ENTERPRISES INC	1/1/1995	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	\$350,438	\$75,000	\$425,438	\$419,465
2024	\$350,438	\$75,000	\$425,438	\$381,332
2023	\$378,759	\$60,000	\$438,759	\$346,665
2022	\$302,467	\$60,000	\$362,467	\$315,150
2021	\$264,500	\$22,000	\$286,500	\$286,500
2020	\$264,500	\$22,000	\$286,500	\$286,500

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.