



Address: [725 RANCH RD](#)
City: TARRANT COUNTY
Georeference: A1497-3G02F
Subdivision: THOMAS, BENJAMIN SURVEY
Neighborhood Code: 2N300A

Latitude: 32.8891875297
Longitude: -97.375073401
TAD Map: 2036-444
MAPSCO: TAR-033H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: THOMAS, BENJAMIN SURVEY
Abstract 1497 Tract 3G02F

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)
State Code: A
Year Built: 1997
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07033699
Site Name: THOMAS, BENJAMIN SURVEY-3G02F
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,768
Percent Complete: 100%
Land Sqft^{*}: 42,209
Land Acres^{*}: 0.9690
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:
CRAWFORD JAMES RYAN
Primary Owner Address:
12500 FOXPAW TRL
KELLER, TX 76244

Deed Date: 8/22/2023
Deed Volume:
Deed Page:
Instrument: [D223151521](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER GEORGE R	12/15/2005	D205386112	0000000	0000000
BYRD MICHAEL;BYRD TAMI	4/28/1997	00127530000439	0012753	0000439
JENNY STEWART CONST INC	1/22/1997	00126510001153	0012651	0001153



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	\$323,349	\$38,760	\$362,109	\$362,109
2024	\$323,349	\$38,760	\$362,109	\$362,109
2023	\$296,578	\$38,760	\$335,338	\$335,338
2022	\$336,043	\$38,760	\$374,803	\$313,675
2021	\$246,399	\$38,760	\$285,159	\$285,159
2020	\$236,296	\$38,760	\$275,056	\$275,056

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.