



**Address:** [1305 BLUE GILL LN](#)  
**City:** CROWLEY  
**Georeference:** 9613C-14-23  
**Subdivision:** DEER CREEK ESTATES-CROWLEY  
**Neighborhood Code:** 4B020B

**Latitude:** 32.5564868557  
**Longitude:** -97.3519117931  
**TAD Map:** 2042-320  
**MAPSCO:** TAR-118X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DEER CREEK ESTATES-CROWLEY Block 14 Lot 23

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$333,957

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07413459

**Site Name:** DEER CREEK ESTATES-CROWLEY-14-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,634

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,890

**Land Acres<sup>\*</sup>:** 0.2500

**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:**

TIMOTHY & RENETTE LYNCH FAMILY TRUST

**Primary Owner Address:**

1305 BLUE GILL LN  
CROWLEY, TX 76036

**Deed Date:** 10/2/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224181857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYNCH TIMOTHY	9/25/2006	<a href="#">D206310315</a>	0000000	0000000
EARHEART BRENT;EARHEART HEATHER	3/25/2004	<a href="#">D204105913</a>	0000000	0000000
CENTEX HOMES INC	1/1/1999	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 <sup>+</sup>
2025	\$263,957	\$70,000	\$333,957	\$333,957
2024	\$263,957	\$70,000	\$333,957	\$333,957
2023	\$326,337	\$55,000	\$381,337	\$308,268
2022	\$268,076	\$55,000	\$323,076	\$280,244
2021	\$199,767	\$55,000	\$254,767	\$254,767
2020	\$199,767	\$55,000	\$254,767	\$254,767

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)
- DISABLED VET 70 to 99 PCT 11.22

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.