



**Address:** [9400 SIMBRA LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 6528-2-11  
**Subdivision:** CARSON RANCH ESTATES ADDITION  
**Neighborhood Code:** 4B030I

**Latitude:** 32.6065357998  
**Longitude:** -97.3711101572  
**TAD Map:** 2036-340  
**MAPSCO:** TAR-103Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CARSON RANCH ESTATES  
ADDITION Block 2 Lot 11

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 07528922

**Site Name:** CARSON RANCH ESTATES ADDITION-2-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,360

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,069

**Land Acres<sup>\*</sup>:** 1.0117

**Pool:** Y

<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:**

HOLLINGS MATTHEW

SHAABAN PAIGE

**Primary Owner Address:**

9400 SIMBRA LN

CROWLEY, TX 76036

**Deed Date:** 11/5/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220305446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAMMELL ALLENA W	4/13/2001	00148440000338	0014844	0000338
CLASSIC CENTURY HOMES LTD	2/1/2001	00147230000076	0014723	0000076
WEST COMM INVESTMENTS LP	1/1/1999	00000000000000	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	\$162,862	\$71,250	\$234,112	\$234,112
2024	\$210,541	\$71,250	\$281,791	\$281,791
2023	\$257,774	\$52,250	\$310,024	\$310,024
2022	\$244,424	\$52,250	\$296,674	\$296,674
2021	\$223,791	\$52,250	\$276,041	\$276,041
2020	\$189,339	\$52,250	\$241,589	\$241,589

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.