



**Address:** [4212 CRAWFORD FARMS CT](#)  
**City:** FORT WORTH  
**Georeference:** 8652-10-16  
**Subdivision:** CRAWFORD FARMS ADDITION  
**Neighborhood Code:** 3K300U

**Latitude:** 32.924584331  
**Longitude:** -97.2943792599  
**TAD Map:** 2060-456  
**MAPSCO:** TAR-022N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CRAWFORD FARMS ADDITION  
Block 10 Lot 16

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$450,039

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

**Site Number:** 40302164

**Site Name:** CRAWFORD FARMS ADDITION-10-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,678

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,147

**Land Acres<sup>\*</sup>:** 0.2099

**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:**

RICHARDSON ERIC L REVOCABLE TRUST  
RICHARDSON CINDY J REVOCABLE TRUST

**Primary Owner Address:**

4212 CRAWFORD FARMS CT  
FORT WORTH, TX 76244

**Deed Date:** 9/28/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218221523](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHARDSON CINDY;RICHARDSON ERIC	2/22/2018	<a href="#">D218038548</a>		
CUNNANE SHERBA F	2/22/2006	<a href="#">D206056770</a>	0000000	0000000
NEWMARK HOMES LP	12/2/2004	<a href="#">D204103324</a>	0000000	0000000
NEWARK HOMES LP	3/31/2004	<a href="#">D204103324</a>	0000000	0000000
CRAWFORD PARTNERS #2 LTD	1/1/2003	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	\$365,039	\$85,000	\$450,039	\$450,039
2024	\$365,039	\$85,000	\$450,039	\$441,640
2023	\$380,534	\$85,000	\$465,534	\$401,491
2022	\$308,000	\$70,000	\$378,000	\$364,992
2021	\$261,811	\$70,000	\$331,811	\$331,811
2020	\$235,862	\$70,000	\$305,862	\$305,862

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.