



Address: [1704 CRESTED BUTTE DR](#)
City: FORT WORTH
Georeference: 23623G-5-9
Subdivision: LASATER ADDITION
Neighborhood Code: 2N100J

Latitude: 32.8904237752
Longitude: -97.3337780664
TAD Map: 2048-444
MAPSCO: TAR-034H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LASATER ADDITION Block 5 Lot 9

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2004
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40463877
Site Name: LASATER ADDITION-5-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,547
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
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:
LA CHANCE RICHARD
Primary Owner Address:
1704 CRESTED BUTTE DR
FORT WORTH, TX 76131-5395

Deed Date: 10/1/2004
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D204327243](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOME CORP OF TEXAS	1/1/2004	0000000000000000	00000000	00000000

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	\$170,693	\$65,000	\$235,693	\$235,693
2024	\$170,693	\$65,000	\$235,693	\$235,693
2023	\$227,389	\$45,000	\$272,389	\$216,431
2022	\$172,203	\$45,000	\$217,203	\$196,755
2021	\$133,868	\$45,000	\$178,868	\$178,868
2020	\$133,868	\$45,000	\$178,868	\$176,881

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.