

Tarrant Appraisal District Property Information | PDF

Account Number: 40463877

Address: 1704 CRESTED BUTTE DR

City: FORT WORTH
Georeference: 23623G-5-9

Subdivision: LASATER ADDITION **Neighborhood Code:** 2N100J

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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

Latitude: 32.8904237752

TAD Map: 2048-444 **MAPSCO:** TAR-034H

Longitude: -97.3337780664

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.

OWNER INFORMATION

Current Owner:
LA CHANCE RICHARD

Primary Owner Address:
1704 CRESTED BUTTE DR
FORT WORTH, TX 76131-5395

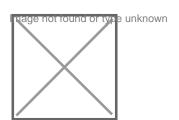
Deed Date: 10/1/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D204327243

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOME CORP OF TEXAS	1/1/2004	00000000000000	0000000	0000000

VALUES

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.