



**Address:** [712 COLLETT CT](#)  
**City:** CROWLEY  
**Georeference:** 8674-A-17  
**Subdivision:** CRESCENT SPRINGS RANCH I & II  
**Neighborhood Code:** 4B012F

**Latitude:** 32.5875970176  
**Longitude:** -97.3470153118  
**TAD Map:** 2042-332  
**MAPSCO:** TAR-118G



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CRESCENT SPRINGS RANCH I  
& II Block A Lot 17

**Jurisdictions:**  
CITY OF CROWLEY (006)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)  
**State Code:** A  
**Year Built:** 2010  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00320R)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40635635  
**Site Name:** CRESCENT SPRINGS RANCH I & II-A-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,879  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,197  
**Land Acres<sup>\*</sup>:** 0.2800  
**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:**  
MCH SFR PROPERTY OWNER 1 LLC  
**Primary Owner Address:**  
14355 COMMERCE WAY  
MIAMI LAKES, FL 33016

**Deed Date:** 1/18/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222019978](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIBY RAYMOND	5/12/2018	<a href="#">D218104287</a>		
WILLIBY KIMBERLY;WILLIBY RAYMOND	11/12/2010	<a href="#">D210282902</a>	0000000	0000000
BLOOMFIELD HOMES LP	10/9/2009	<a href="#">D209275726</a>	0000000	0000000
WOODHAVEN PARTNERS LTD	10/27/2006	<a href="#">D206349942</a>	0000000	0000000
HFG-RL INV-04 LTD	6/30/2005	<a href="#">D205189123</a>	0000000	0000000
CRESCENT HOLIGAN LAND INT LTD	2/22/2005	<a href="#">D205057317</a>	0000000	0000000
CRESCENT SPRINGS RANCH PRTN	1/1/2004	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	\$237,929	\$60,000	\$297,929	\$297,929
2024	\$298,866	\$60,000	\$358,866	\$358,866
2023	\$333,400	\$50,000	\$383,400	\$383,400
2022	\$301,340	\$50,000	\$351,340	\$319,482
2021	\$240,438	\$50,000	\$290,438	\$290,438
2020	\$220,681	\$50,000	\$270,681	\$270,681

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

There are no exemptions for this property

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.