



Address: [612 HUTCHINS DR](#)
City: CROWLEY
Georeference: 8674-A-45
Subdivision: CRESCENT SPRINGS RANCH I & II
Neighborhood Code: 4B012F

Latitude: 32.5870073237
Longitude: -97.3445203224
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 45

Jurisdictions:

CITY OF CROWLEY (006)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (0024)

Protest Deadline Date: 5/24/2024

Site Number: 40635724

Site Name: CRESCENT SPRINGS RANCH I & II-A-45

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,648

Percent Complete: 100%

Land Sqft^{*}: 9,584

Land Acres^{*}: 0.2200

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BROOKINS VELVETTE

BROOKINS ANTHONY

Primary Owner Address:

612 HUTCHINS DR
CROWLEY, TX 76036-2750

Deed Date: 7/13/2018

Deed Volume:

Deed Page:

Instrument: [D218156431](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEWIS PATRICK L	8/19/2011	D211203021	0000000	0000000
ANTARES ACQUISTION LLC	5/4/2011	D211109764	0000000	0000000
CRESCENT PARTNERS LLC	6/5/2009	D209150540	0000000	0000000
BANK OF AMERICA NA	12/2/2008	D208442032	0000000	0000000
WOODHAVEN PARTNERS LTD	2/23/2005	D205071650	0000000	0000000
CRESCENT HOLIGAN LAND INT LTD	2/22/2005	D205057317	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 ⁺
2025	\$314,121	\$60,000	\$374,121	\$374,121
2024	\$314,121	\$60,000	\$374,121	\$374,121
2023	\$325,817	\$40,000	\$365,817	\$365,817
2022	\$248,270	\$40,000	\$288,270	\$288,270
2021	\$218,939	\$40,000	\$258,939	\$258,939
2020	\$200,458	\$40,000	\$240,458	\$240,458

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.