



**Address:** [825 LOFTIN ST](#)  
**City:** CROWLEY  
**Georeference:** 8674-A-58  
**Subdivision:** CRESCENT SPRINGS RANCH I & II  
**Neighborhood Code:** 4B012F

**Latitude:** 32.5891309082  
**Longitude:** -97.3449268379  
**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 58

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40635864

**Site Name:** CRESCENT SPRINGS RANCH I & II-A-58

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,524

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,406

**Land Acres<sup>\*</sup>:** 0.1700

**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:**

BRISTER TERRY MICHELLE

**Primary Owner Address:**

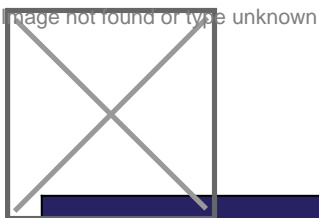
825 LOFTIN ST  
CROWLEY, TX 76036

**Deed Date:** 4/26/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223071837](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARSONS LEAH DIANE;PARSONS ROBERT BURR	12/28/2018	<a href="#">D218284231</a>		
WOOD KEVIN R;WOOD SANDRA E	10/15/2012	<a href="#">D212258285</a>	0000000	0000000
ANTARES ACQUISTION LLC	5/23/2012	<a href="#">D212131605</a>	0000000	0000000
CRESCENT PARTNERS LLC	6/5/2009	<a href="#">D209150540</a>	0000000	0000000
BANK OF AMERICA NA	12/2/2008	<a href="#">D208442032</a>	0000000	0000000
WOODHAVEN PARTNERS LTD	2/23/2005	<a href="#">D205071650</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	\$209,847	\$60,000	\$269,847	\$269,847
2024	\$209,847	\$60,000	\$269,847	\$269,847
2023	\$217,506	\$40,000	\$257,506	\$257,506
2022	\$184,877	\$40,000	\$224,877	\$206,491
2021	\$147,719	\$40,000	\$187,719	\$187,719
2020	\$135,664	\$40,000	\$175,664	\$175,664

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.