



**Address:** [633 MINKEL DR](#)  
**City:** CROWLEY  
**Georeference:** 8674-J-20  
**Subdivision:** CRESCENT SPRINGS RANCH I & II  
**Neighborhood Code:** 4B012F

**Latitude:** 32.5897156153  
**Longitude:** -97.3437940159  
**TAD Map:** 2048-332  
**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 J Lot 20

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40637069

**Site Name:** CRESCENT SPRINGS RANCH I & II-J-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,422

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,635

**Land Acres<sup>\*</sup>:** 0.1293

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SUMBERLIN KRISTAN R

SUMBERLIN BRYAN O

**Primary Owner Address:**

633 MINKEL DR  
CROWLEY, TX 76036

**Deed Date:** 3/20/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220068144](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AB AND MA REAL ESTATE LLC	3/29/2016	<a href="#">D216062080</a>		
BARAKAT ALEXZANDER	7/7/2014	<a href="#">D214152329</a>	0000000	0000000
BANK OF AMERICA	4/1/2014	<a href="#">D214071251</a>	0000000	0000000
NICHOLS BRIAN;NICHOLS STEPHANIE	11/15/2006	<a href="#">D206367664</a>	0000000	0000000
BLOOMFIELD HOMES LP	8/2/2006	<a href="#">D206247553</a>	0000000	0000000
CRESCENT SPRINGS RANCH PRTN	1/1/2004	0000000000000000	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	\$218,051	\$60,000	\$278,051	\$278,051
2024	\$285,335	\$60,000	\$345,335	\$345,335
2023	\$295,937	\$40,000	\$335,937	\$319,933
2022	\$250,848	\$40,000	\$290,848	\$290,848
2021	\$199,486	\$40,000	\$239,486	\$239,486
2020	\$182,823	\$40,000	\$222,823	\$222,823

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.