



Address: [648 MINKEL DR](#)
City: CROWLEY
Georeference: 8674-K-9
Subdivision: CRESCENT SPRINGS RANCH I & II
Neighborhood Code: 4B012F

Latitude: 32.5892653609
Longitude: -97.3431482404
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 K Lot 9

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40637204

Site Name: CRESCENT SPRINGS RANCH I & II-K-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,364

Percent Complete: 100%

Land Sqft^{*}: 5,536

Land Acres^{*}: 0.1270

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:

TRINH TAN DUY
NGUYEN VAN T
TRINH MUI VAN

Primary Owner Address:

648 MINKEL DR
CROWLEY, TX 76036

Deed Date: 4/14/2021

Deed Volume:

Deed Page:

Instrument: [D221103635](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARIOLE CHINENYE	5/18/2017	D217113506		
MB COMMERCIAL PROPERTIES LLC	10/13/2015	D215235113		
WOOLARD JIM C	1/31/2012	D212027365	0000000	0000000
WORLEY ISABEL;WORLEY RANDALL	9/2/2006	D207011280	0000000	0000000
BLOOMFIELD HOMES LP	4/28/2006	D206130843	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	\$281,119	\$60,000	\$341,119	\$341,119
2024	\$281,119	\$60,000	\$341,119	\$341,119
2023	\$291,586	\$40,000	\$331,586	\$315,756
2022	\$247,051	\$40,000	\$287,051	\$287,051
2021	\$196,323	\$40,000	\$236,323	\$236,323
2020	\$179,862	\$40,000	\$219,862	\$219,862

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.