



**Address:** [617 SHOTWELL ST](#)  
**City:** CROWLEY  
**Georeference:** 8674-K-24  
**Subdivision:** CRESCENT SPRINGS RANCH I & II  
**Neighborhood Code:** 4B012F

**Latitude:** 32.5889614301  
**Longitude:** -97.3444749956  
**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 K Lot 24

**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:** PROPERTY TAX CONSULTANTS (00375)

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

**Site Number:** 40637379

**Site Name:** CRESCENT SPRINGS RANCH I & II-K-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,292

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,970

**Land Acres<sup>\*</sup>:** 0.1600

**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:**

TRUONG THANH

NGUYEN LAP

**Primary Owner Address:**

305 FAWN MEADOW DR  
FORT WORTH, TX 76140

**Deed Date:** 12/10/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215276460](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAU DU;CHAU TU CHAU	1/25/2011	<a href="#">D211024444</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	6/1/2010	<a href="#">D210135048</a>	0000000	0000000
KINDRED NYKESHIA	10/12/2007	<a href="#">D207375459</a>	0000000	0000000
BLOOMFIELD HOMES LP	11/16/2006	<a href="#">D206366759</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	\$233,000	\$60,000	\$293,000	\$293,000
2024	\$255,002	\$60,000	\$315,002	\$315,002
2023	\$278,790	\$40,000	\$318,790	\$318,790
2022	\$244,813	\$40,000	\$284,813	\$284,813
2021	\$194,568	\$40,000	\$234,568	\$234,568
2020	\$178,264	\$40,000	\$218,264	\$218,264

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.