



Address: [317 CRESCENT CREEK LN](#)
City: FORT WORTH
Georeference: 31741H-28-15
Subdivision: PARKS OF DEER CREEK ADDITION
Neighborhood Code: 4B012G

Latitude: 32.5941097061
Longitude: -97.3245470911
TAD Map: 2054-336
MAPSCO: TAR-119A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: PARKS OF DEER CREEK
ADDITION Block 28 Lot 15

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$434,448

Protest Deadline Date: 5/24/2024

Site Number: 40947416

Site Name: PARKS OF DEER CREEK ADDITION-28-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,850

Percent Complete: 100%

Land Sqft^{*}: 5,633

Land Acres^{*}: 0.1293

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:

POLANCO RONALDO

Primary Owner Address:

317 CRESCENT CREEK LN
FORT WORTH, TX 76140

Deed Date: 7/2/2015

Deed Volume:

Deed Page:

Instrument: [D215146841](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANDLER J II;CHANDLER KRISTEN	1/29/2009	D209024688	0000000	0000000
LASALLE BANK NATIONAL ASSOC	12/2/2008	D208448654	0000000	0000000
SHELTON PRISCILLA M	6/8/2007	D207206551	0000000	0000000
FIRST TEXAS HOMES INC	3/29/2006	D206099724	0000000	0000000
LUMBERMENS INVESTMENT CORP	1/1/2005	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	\$374,448	\$60,000	\$434,448	\$394,576
2024	\$374,448	\$60,000	\$434,448	\$358,705
2023	\$385,000	\$40,000	\$425,000	\$326,095
2022	\$289,000	\$40,000	\$329,000	\$296,450
2021	\$230,041	\$40,000	\$270,041	\$269,500
2020	\$205,000	\$40,000	\$245,000	\$245,000

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.