



**Address:** [604 LAZY CREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 9613B-6-31  
**Subdivision:** DEER CREEK NORTH ADD  
**Neighborhood Code:** 4B012K

**Latitude:** 32.6088935383  
**Longitude:** -97.3269148963  
**TAD Map:** 2048-340  
**MAPSCO:** TAR-105W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DEER CREEK NORTH ADD  
Block 6 Lot 31

**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:** 2011

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 41071778  
**Site Name:** DEER CREEK NORTH ADD-6-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,342  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**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:**

SFR JV-1 2019-1 BORROWER LLC

**Primary Owner Address:**

1508 BROOKHOLLOW DR  
SANTA ANA, CA 92705

**Deed Date:** 9/26/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219223063](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-1 PROPERTY LLC	9/1/2018	<a href="#">D218196721</a>		
SFR JV-1 TRANSFER LLC	8/31/2018	<a href="#">D218196720</a>		
TAH HOLDING LP	5/4/2018	<a href="#">D218098093</a>		
BEARD AUBREY;BEARD TODD A	8/15/2011	<a href="#">D211198176</a>	0000000	0000000
LGI HOMES-DEER CREEK LLC	6/30/2009	<a href="#">D209176636</a>	0000000	0000000
VERITEX COMMUNITY BANK	3/4/2008	<a href="#">D208102659</a>	0000000	0000000
RISINGER DEER CREEK LP	1/1/2006	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	\$169,596	\$50,000	\$219,596	\$219,596
2024	\$202,061	\$50,000	\$252,061	\$252,061
2023	\$225,327	\$40,000	\$265,327	\$265,327
2022	\$180,118	\$40,000	\$220,118	\$220,118
2021	\$126,000	\$40,000	\$166,000	\$166,000
2020	\$118,082	\$40,000	\$158,082	\$158,082

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.