



**Address:** [445 SAN LUCAS DR](#)  
**City:** CROWLEY  
**Georeference:** 26236R-3-1  
**Subdivision:** MIRA MESA ESTATES  
**Neighborhood Code:** 4B012A

**Latitude:** 32.5767020283  
**Longitude:** -97.3431208315  
**TAD Map:** 2048-328  
**MAPSCO:** TAR-118L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MIRA MESA ESTATES Block 3  
Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$350,223

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

**Site Number:** 41123875

**Site Name:** MIRA MESA ESTATES-3-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,884

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,244

**Land Acres<sup>\*</sup>:** 0.2351

**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:**

GRIFFIN HANNAH L  
GRIFFIN RANDY L JR

**Primary Owner Address:**

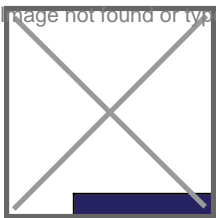
445 SAN LUCAS DR  
CROWLEY, TX 76036

**Deed Date:** 4/13/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220084353](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASTANEDA SERGIO	4/28/2017	<a href="#">D217097556</a>		
BULLINER EVERETTE;BULLINER TRACIE	6/28/2013	<a href="#">D213175311</a>	0000000	0000000
HMH LIFESTYLES LP	11/16/2012	000000000000000	0000000	0000000
GRAHAM MORTGAGE CORPORATION	11/14/2007	<a href="#">D207413898</a>	0000000	0000000
MIRA MESA 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	\$299,479	\$50,744	\$350,223	\$349,605
2024	\$299,479	\$50,744	\$350,223	\$317,823
2023	\$288,011	\$40,000	\$328,011	\$288,930
2022	\$222,664	\$40,000	\$262,664	\$262,664
2021	\$196,674	\$40,000	\$236,674	\$236,674
2020	\$174,779	\$40,000	\$214,779	\$214,779

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.