



**Address:** [713 HUTCHINS DR](#)  
**City:** CROWLEY  
**Georeference:** 8674-T-23  
**Subdivision:** CRESCENT SPRINGS RANCH I & II  
**Neighborhood Code:** 4B012F

**Latitude:** 32.5875484453  
**Longitude:** -97.3410343909  
**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 T Lot 23

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2009

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41217322

**Site Name:** CRESCENT SPRINGS RANCH I & II-T-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,742

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**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:**

EATON PAMELA

EATON DENNIS

**Primary Owner Address:**

713 HUTCHINS DR  
CROWLEY, TX 76036

**Deed Date:** 9/18/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219216656](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZINK MICAELA I;ZINK STEPHEN	1/22/2010	<a href="#">D210017899</a>	0000000	0000000
BLOOMFIELD HOMES LP	8/22/2007	<a href="#">D207303338</a>	0000000	0000000
CRESCENT SPRINGS RANCH PRTN LT	1/1/2006	0000000000000000	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	\$320,944	\$60,000	\$380,944	\$380,944
2024	\$320,944	\$60,000	\$380,944	\$380,944
2023	\$332,908	\$40,000	\$372,908	\$354,055
2022	\$281,868	\$40,000	\$321,868	\$321,868
2021	\$223,740	\$40,000	\$263,740	\$263,740
2020	\$204,867	\$40,000	\$244,867	\$244,867

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.