



**Address:** [813 HUTCHINS DR](#)  
**City:** CROWLEY  
**Georeference:** 8674-V-22  
**Subdivision:** CRESCENT SPRINGS RANCH I & II  
**Neighborhood Code:** 4B012J

**Latitude:** 32.5876191878  
**Longitude:** -97.3385120828  
**TAD Map:** 2048-332  
**MAPSCO:** TAR-118H



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 V Lot 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$272,687

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

**Site Number:** 800036294

**Site Name:** CRESCENT SPRINGS RANCH I & II V 22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,579

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,037

**Land Acres<sup>\*</sup>:** 0.1390

**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:**

MUNOZ IVAN  
LOZANO ALEXANDRA M

**Primary Owner Address:**

813 HUTCHINS DR  
CROWLEY, TX 76036

**Deed Date:** 3/31/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220081092](#)

## 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	\$212,687	\$60,000	\$272,687	\$172,662
2024	\$212,687	\$60,000	\$272,687	\$156,965
2023	\$234,586	\$50,000	\$284,586	\$142,695
2022	\$200,378	\$50,000	\$250,378	\$129,723
2021	\$67,930	\$50,000	\$117,930	\$117,930
2020	\$67,930	\$50,000	\$117,930	\$117,930

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.