



**Address:** [4100 BIXBY CREEK CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 3581B-17-5  
**Subdivision:** BRIDGES - CROWLEY, THE  
**Neighborhood Code:** 4B011H

**Latitude:** 32.5557546016  
**Longitude:** -97.381191034  
**TAD Map:** 2036-324  
**MAPSCO:** TAR-117Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BRIDGES - CROWLEY, THE  
Block 17 Lot 5

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800057497

**Site Name:** BRIDGES - CROWLEY, THE Block 17 Lot 5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,335

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,333

**Land Acres<sup>\*</sup>:** 0.3520

**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:**

DUNCAN CORNELIUS

DUNCAN ELIZA

**Primary Owner Address:**

4100 BIXBY CREEK CT  
FORT WORTH, TX 76036

**Deed Date:** 3/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221087999](#)

## 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	\$303,167	\$55,833	\$359,000	\$359,000
2024	\$303,167	\$55,833	\$359,000	\$359,000
2023	\$326,383	\$100,000	\$426,383	\$353,104
2022	\$221,004	\$100,000	\$321,004	\$321,004
2021	\$44,801	\$100,000	\$144,801	\$144,801
0	\$0	\$0	\$0	\$0

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.