



Address: [13725 MERCHANT RD](#)
City: FORT WORTH
Georeference: 3581B-17-12
Subdivision: BRIDGES - CROWLEY, THE
Neighborhood Code: 4B011H

Latitude: 32.5550071526
Longitude: -97.3819014193
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 12

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

Notice Sent Date: 4/15/2025

Notice Value: \$272,066

Protest Deadline Date: 5/24/2024

Site Number: 800057496

Site Name: BRIDGES - CROWLEY, THE Block 17 Lot 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,610

Percent Complete: 100%

Land Sqft^{*}: 6,708

Land Acres^{*}: 0.1540

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FORTIN LANCE

Primary Owner Address:

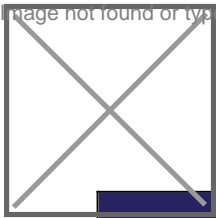
13725 MERCHANT RD
CROWLEY, TX 76036

Deed Date: 4/1/2024

Deed Volume:

Deed Page:

Instrument: [D224056566](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------------------|-------------|-----------|
| OPENDOOR PROPERTY TRUST I | 1/10/2024 | D224006728 | | |
| SIMMONS CARNELL;SIMMONS ROCHELLE | 2/23/2021 | D221051914 | | |

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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$235,171 | \$36,895 | \$272,066 | \$272,066 |
| 2024 | \$235,171 | \$36,895 | \$272,066 | \$272,066 |
| 2023 | \$246,675 | \$50,000 | \$296,675 | \$296,675 |
| 2022 | \$167,991 | \$50,000 | \$217,991 | \$217,991 |
| 2021 | \$136,191 | \$50,000 | \$186,191 | \$186,191 |
| 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

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.