

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42796464

Latitude: 32.5936500911

**TAD Map:** 2042-336 **MAPSCO:** TAR-118C

Longitude: -97.3451705425

Address: 1304 ELK RIDGE DR

City: CROWLEY

Georeference: 20787-G-2

Subdivision: HUNTERS RIDGE PHASE I

Neighborhood Code: 4B012M

Googlet Mapd or type unknown

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

## PROPERTY DATA

**Legal Description:** HUNTERS RIDGE PHASE I Block G Lot 2 50% UNDIVIDED INTEREST

Jurisdictions: Site Number: 800066106 CITY OF CROWLEY (006)

TARRANT COUNTY (220) Name: HUNTERS RIDGE PHASE I Block G Lot 2 50% UNDIVIDED INTEREST

TARRANT COUNTY NO PRESIDENT Residential - Single Family

TARRANT COUNTY **COLLEGE** (225)

CROWLEY ISD (912) Approximate Size +++: 2,288 State Code: A Percent Complete: 100%

Year Built: 2022 Land Sqft\*: 7,800
Personal Property Acquint: Ab/res\*: 0.1791

Agent: None Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

## **OWNER INFORMATION**

Current Owner:

CARR PATRICIA

Primary Owner Address:

1304 ELK RIDGE DR

Deed Date: 5/5/2023

Deed Volume:

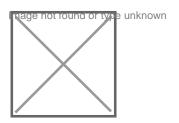
Deed Page:

CROWLEY, TX 76036 Instrument: <u>D223076581</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARR MAUREEN;CARR PATRICIA	5/4/2023	D223076581		
M/I HOMES OF DFW LLC	4/28/2022	D222110190		

08-28-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$154,817	\$37,500	\$192,317	\$192,317
2024	\$155,206	\$37,500	\$192,706	\$192,706
2023	\$160,583	\$37,500	\$198,083	\$198,083
2022	\$0	\$24,456	\$24,456	\$24,456
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

08-28-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.