

## LOCATION

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**Address:** [6809 HERITAGE OAKS DR](#)

**City:** TARRANT COUNTY

**Georeference:** 18523-1-22

**Subdivision:** HILLTOP RANCH

**Neighborhood Code:** 1A030J

**Latitude:** 32.5828213984

**Longitude:** -97.2120521731

**TAD Map:** 2084-332

**MAPSCO:** TAR-122K



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** HILLTOP RANCH Block 1 Lot 22

**Jurisdictions:**

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40847179

**Site Name:** HILLTOP RANCH-1-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,203

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,995

**Land Acres<sup>\*</sup>:** 1.0100

**Pool:** Y

<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

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**Current Owner:**

CROUCH JOHN FRANKLIN

CROUCH KELLY

**Primary Owner Address:**

6809 HERITAGE OAKS DR  
MANSFIELD, TX 76063

**Deed Date:** 12/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222002566](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIG 8 LIVING TRUST	10/15/2021	<a href="#">D221312169</a>		
YEAGER AARON M;YEAGER AMANDA R	5/19/2017	<a href="#">D217114116</a>		
HEIDEL GARRY;HEIDEL SUSAN	8/15/2006	<a href="#">D206262131</a>	0000000	0000000
OAKS AT HILLTOP RANCH LTD	1/1/2005	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$842,703	\$95,500	\$938,203	\$938,203
2023	\$847,728	\$95,400	\$943,128	\$943,128
2022	\$613,200	\$60,200	\$673,400	\$673,400
2021	\$613,200	\$60,200	\$673,400	\$673,400
2020	\$613,200	\$60,200	\$673,400	\$673,400

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.