



**Address:** [7320 CRABTREE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 8540-3-1R1  
**Subdivision:** COVENTRY PLACE ESTATES ADDN  
**Neighborhood Code:** 3M030H

**Latitude:** 32.8814706034  
**Longitude:** -97.2089414026  
**TAD Map:** 2084-440  
**MAPSCO:** TAR-038K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COVENTRY PLACE ESTATES  
ADDN Block 3 Lot 1R1

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$346,769

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

**Site Number:** 00646881

**Site Name:** COVENTRY PLACE ESTATES ADDN-3-1R1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,035

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,614

**Land Acres<sup>\*</sup>:** 0.2207

**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:**

MALLOW MELODIANNE

**Primary Owner Address:**

7320 CRABTREE LN  
NORTH RICHLAND HILLS, TX 76182-6053

**Deed Date:** 8/12/1999

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 00000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGAHEY MARK;MCGAHEY MELODIANNE	5/9/1995	00119780000748	0011978	0000748
ELLINGTON JENNIFER;ELLINGTON KEVIN	5/26/1994	00116010001636	0011601	0001636
GEHAN INVESTMENTS INC	2/17/1994	00114690001402	0011469	0001402
PULTE HOME CORP OF TEXAS	9/15/1992	00107980001964	0010798	0001964
BLUEBONNET SAVINGS BANK FSB	12/12/1989	00097850000152	0009785	0000152
BOAT CLUB ESTATES INC	6/11/1987	00089790001626	0008979	0001626
LADECO INC	11/27/1984	00080160001822	0008016	0001822
QUADRANGLE DEVELOPMENT CO	10/20/1983	00076460000778	0007646	0000778
ALTON E PORTER	12/31/1900	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	\$276,769	\$70,000	\$346,769	\$346,769
2024	\$276,769	\$70,000	\$346,769	\$342,700
2023	\$294,244	\$70,000	\$364,244	\$311,545
2022	\$281,166	\$50,000	\$331,166	\$283,223
2021	\$207,475	\$50,000	\$257,475	\$257,475
2020	\$207,475	\$50,000	\$257,475	\$257,475

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.