



**Address:** [7304 CRABTREE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 8540-3-5  
**Subdivision:** COVENTRY PLACE ESTATES ADDN  
**Neighborhood Code:** 3M030H

**Latitude:** 32.8806392009  
**Longitude:** -97.2089586744  
**TAD Map:** 2084-440  
**MAPSCO:** TAR-038P



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 5

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 00646946

**Site Name:** COVENTRY PLACE ESTATES ADDN-3-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,083

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,003

**Land Acres<sup>\*</sup>:** 0.2066

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

DURAN ALEJANDRO S

DURAN BRITTANY M

**Primary Owner Address:**

7304 CRABTREE

NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 3/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219053341](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENKE CHERLYN;BENKE EDWIN	10/1/2004	<a href="#">D204309858</a>	0000000	0000000
NATIONAL EQUITY INC	9/27/2004	<a href="#">D204309857</a>	0000000	0000000
CUTRER CHARLES;CUTRER KIMBERLY	5/17/1995	00119730001598	0011973	0001598
PITZER KENNETH C;PITZER UNA M	10/1/1993	00112720000270	0011272	0000270
GEHAN INVESTMENTS INC	3/2/1993	00109830001707	0010983	0001707
PULTE HOME CORP OF TX	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
BANK OF COMMERCE	2/3/1987	00088300001406	0008830	0001406
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	\$296,093	\$70,000	\$366,093	\$366,093
2024	\$296,093	\$70,000	\$366,093	\$366,093
2023	\$307,961	\$70,000	\$377,961	\$377,961
2022	\$296,792	\$50,000	\$346,792	\$346,792
2021	\$286,249	\$50,000	\$336,249	\$336,249
2020	\$234,531	\$50,000	\$284,531	\$284,531

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

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- 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.