

Tarrant Appraisal District

Property Information | PDF

Account Number: 00646946

Address: <u>7304 CRABTREE LN</u>
City: NORTH RICHLAND HILLS

Georeference: 8540-3-5

Subdivision: COVENTRY PLACE ESTATES ADDN

Neighborhood Code: 3M030H

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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

Latitude: 32.8806392009

TAD Map: 2084-440 **MAPSCO:** TAR-038P

Longitude: -97.2089586744

Parcels: 1

Approximate Size+++: 2,083
Percent Complete: 100%

Land Sqft*: 9,003 Land Acres*: 0.2066

Pool: Y

+++ Rounded.

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

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENKE CHERLYN;BENKE EDWIN	10/1/2004	D204309858	0000000	0000000
NATIONAL EQUITY INC	9/27/2004	D204309857	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

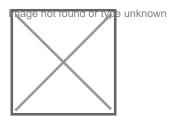
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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⁺ 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.

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