



Address: [7220 CRABTREE LN](#)
City: NORTH RICHLAND HILLS
Georeference: 8540-3-7
Subdivision: COVENTRY PLACE ESTATES ADDN
Neighborhood Code: 3M030H

Latitude: 32.8802270167
Longitude: -97.2089669626
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 7

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: None

Protest Deadline Date: 5/24/2024

Site Number: 00646962

Site Name: COVENTRY PLACE ESTATES ADDN-3-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,439

Percent Complete: 100%

Land Sqft^{*}: 9,001

Land Acres^{*}: 0.2066

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SALDIVAR ALICIA

Primary Owner Address:

7220 CRABTREE LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 7/28/2022

Deed Volume:

Deed Page:

Instrument: [D222248319](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALDIVAR ALICIA;SALDIVAR ARTURO	3/9/1994	00114910000404	0011491	0000404
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
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 ⁺
2025	\$343,715	\$70,000	\$413,715	\$413,715
2024	\$343,715	\$70,000	\$413,715	\$413,715
2023	\$360,795	\$70,000	\$430,795	\$378,750
2022	\$302,149	\$50,000	\$352,149	\$344,318
2021	\$290,794	\$50,000	\$340,794	\$313,016
2020	\$234,560	\$50,000	\$284,560	\$284,560

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.