



Address: [7016 LINCOLN DR](#)
City: NORTH RICHLAND HILLS
Georeference: 24860-4-5
Subdivision: MAROAKS ADDITION
Neighborhood Code: M3K01A1

Latitude: 32.8838248545
Longitude: -97.2288024363
TAD Map: 2078-440
MAPSCO: TAR-037M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MAROAKS ADDITION Block 4
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: B

Year Built: 1983

Personal Property Account: N/A

Agent: HOME TAX SHIELD (12108)

Protest Deadline Date: 5/24/2024

Site Number: 01634984

Site Name: MAROAKS ADDITION-4-5

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,104

Percent Complete: 100%

Land Sqft^{*}: 9,600

Land Acres^{*}: 0.2203

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:

CRIMSON PHOENIX, SERIES LLC

Primary Owner Address:

5900 BALCONES DR # 100
AUSTIN, TX 78731

Deed Date: 4/21/2021

Deed Volume:

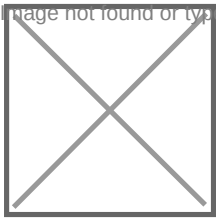
Deed Page:

Instrument: [D221111097](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JUNAN ENDY;TJIOE NELLY SALIM	3/1/2021	D221057517		
MCRAE JAMES S	1/12/2021	D221014346		
SCOTT MAC LLC CO	8/16/2010	D210202243	0000000	0000000
MCRAE JAMES SCOTT	6/17/2006	D207076510	0000000	0000000
MCRAE JAMES S	7/25/2005	D205222154	0000000	0000000
POPEK CARL R;POPEK FRANCES	11/1/2003	D203429882	0000000	0000000
POPEK CARL R;POPEK FRANCES POPEK	5/17/1996	00123750001869	0012375	0001869
POPEK CARL K ETAL	12/20/1991	00104840001051	0010484	0001051
GRIFFORD DOROTHY N	12/29/1989	00098040000975	0009804	0000975
LOMAS MORTGAGE USA INC	11/13/1989	00097650000912	0009765	0000912
DEL TEX INVESTMENTS	2/19/1987	00088460001886	0008846	0001886
ARNOLD BETTY W	8/8/1986	00086450000508	0008645	0000508
SMITH MARVIN D	4/19/1986	00085190002207	0008519	0002207
CAMPBELL RICK	4/18/1986	00085190002206	0008519	0002206
BUTCHARD NATHAN	4/17/1986	00085190002202	0008519	0002202
JEFFERSON FEDERAL SAVINGS	10/25/1985	00083510000576	0008351	0000576
BROWN FLOYD B	3/1/1984	00077570000940	0007757	0000940
BURK COLLINS INVESTMENTS	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	\$229,000	\$65,000	\$294,000	\$294,000
2024	\$229,000	\$65,000	\$294,000	\$294,000
2023	\$219,000	\$65,000	\$284,000	\$284,000
2022	\$195,491	\$40,000	\$235,491	\$235,491
2021	\$197,094	\$40,000	\$237,094	\$237,094
2020	\$186,000	\$14,000	\$200,000	\$200,000

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

There are no exemptions for this property

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.