



**Address:** [7101 CRABTREE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39130-3-9  
**Subdivision:** SMITHFIELD ACRES ADDITION  
**Neighborhood Code:** 3M030Z

**Latitude:** 32.8771131034  
**Longitude:** -97.2095780026  
**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:** SMITHFIELD ACRES ADDITION  
Block 3 Lot 9

**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:** 1971

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$216,568

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

**Site Number:** 02783231

**Site Name:** SMITHFIELD ACRES ADDITION-3-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,321

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,738

**Land Acres<sup>\*</sup>:** 0.2694

**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:**

MACK L KNOTTS & BETTEY S KNOTTS REVOCABLE LIVING TRUST

**Primary Owner Address:**

7101 CRABTREE LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 4/26/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218119733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNOTTS BETTY SUE;KNOTTS MACK L	10/13/1999	00140510000220	0014051	0000220
KNOTTS BETTY SUE	12/31/1900	0000000000000000	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	\$166,568	\$50,000	\$216,568	\$211,651
2024	\$166,568	\$50,000	\$216,568	\$192,410
2023	\$160,665	\$50,000	\$210,665	\$174,918
2022	\$138,929	\$25,000	\$163,929	\$159,016
2021	\$133,006	\$25,000	\$158,006	\$144,560
2020	\$138,167	\$25,000	\$163,167	\$131,418

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 50 to 69 PCT 11.22

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.