



**Address:** 7109 CRABTREE LN  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39130-3-11  
**Subdivision:** SMITHFIELD ACRES ADDITION  
**Neighborhood Code:** 3M030Z

**Latitude:** 32.8774606629  
**Longitude:** -97.2095740908  
**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 11

**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

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

**Site Number:** 02783266  
**Site Name:** SMITHFIELD ACRES ADDITION-3-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,054  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,226  
**Land Acres<sup>\*</sup>:** 0.2577  
**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:**

CLAYTOR BERNARD R

**Primary Owner Address:**

7109 CRABTREE LN  
N RICHLND HLS, TX 76182-3508

**Deed Date:** 10/30/1991  
**Deed Volume:** 0010437  
**Deed Page:** 0001118  
**Instrument:** 00104370001118

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS SAVINGS ASSN	11/17/1986	00087530000942	0008753	0000942
LONON GARY L;LONON JOANN	3/28/1984	00077830000245	0007783	0000245
PATRICIA A COLLINS	12/31/1900	00000000000000	0000000	0000000



## VALUES

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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	\$144,615	\$50,000	\$194,615	\$194,615
2024	\$144,615	\$50,000	\$194,615	\$194,615
2023	\$139,547	\$50,000	\$189,547	\$189,547
2022	\$120,840	\$25,000	\$145,840	\$145,840
2021	\$115,756	\$25,000	\$140,756	\$140,756
2020	\$120,533	\$25,000	\$145,533	\$145,533

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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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.