



**Address:** [7117 CRABTREE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39130-3-13  
**Subdivision:** SMITHFIELD ACRES ADDITION  
**Neighborhood Code:** 3M030Z

**Latitude:** 32.8778041561  
**Longitude:** -97.2095690984  
**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 13 50% UNDIVIDED INTEREST

**Jurisdictions:** **Site Number:** 02783282  
CITY OF N RICHLAND HILLS (018)  
**Site Name:** SMITHFIELD ACRES ADDITION Block 3 Lot 13 50% UNDIVIDED INTEREST  
TARRANT COUNTY (220)  
**Site Class:** A1 Residential - Single Family  
TARRANT COUNTY HOSPITAL (224)  
**Parcels:** 2  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (222)  
**Approximate Size+++:** 1,211

**State Code:** A **Percent Complete:** 100%

**Year Built:** 1971 **Land Sqft\*:** 11,234

**Personal Property Accounts:** **Land Acres:** **NA** 2578

**Agent:** None **Pool:** N

**Protest**

**Deadline Date:**

5/24/2024

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

DE RUBIO LETICIA LEON  
RUBIO RUBIO RAFAEL

**Primary Owner Address:**

7117 CRABTREE LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 2/15/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223025840](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DE RUBIO LETICIA LEON;RUBIO ALICIA;RUBIO CARLOS R;RUBIO RUBIO RAFAEL	2/14/2023	<a href="#">D223025840</a>		
HOMECENTRIC DEVELOPMENT INC	8/23/2007	<a href="#">D207304941</a>	0000000	0000000
SECRETARY OF HUD	4/10/2007	<a href="#">D207165986</a>	0000000	0000000
WELLS FARGO BANK	4/3/2007	<a href="#">D207124302</a>	0000000	0000000
BELL ANGEL;BELL DAVID L	3/7/2003	00165640000149	0016564	0000149
JEFFUS LISA	3/31/1997	00127240000439	0012724	0000439
CURRY KAREN;CURRY ROBERT E JR	6/6/1989	00096150000794	0009615	0000794
BAILEY ALVIN;BAILEY ARTHUR	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 <sup>+</sup>
2025	\$78,000	\$25,000	\$103,000	\$103,000
2024	\$87,500	\$25,000	\$112,500	\$112,500
2023	\$66,614	\$25,000	\$91,614	\$91,614
2022	\$115,040	\$25,000	\$140,040	\$140,040
2021	\$110,070	\$25,000	\$135,070	\$135,070
2020	\$114,072	\$25,000	\$139,072	\$139,072

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.