



Address: [7121 CRABTREE LN](#)
City: NORTH RICHLAND HILLS
Georeference: 39130-3-14
Subdivision: SMITHFIELD ACRES ADDITION
Neighborhood Code: 3M030Z

Latitude: 32.8779759559
Longitude: -97.2095666008
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 14

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 02783290

Site Name: SMITHFIELD ACRES ADDITION-3-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,088

Percent Complete: 100%

Land Sqft^{*}: 11,238

Land Acres^{*}: 0.2579

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:

LOSACK LAUREN

CROUCH JARED

Primary Owner Address:

7121 CRABTREE LN

NORTH RICHLAND HILLS, TX 76182

Deed Date: 8/5/2022

Deed Volume:

Deed Page:

Instrument: [D222197860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WORD RANDALL L	3/30/2020	D220073386		
CALDERON CARMEN;RODRIGUEZ HECTOR	11/3/2006	D208231792	0000000	0000000
DALTON CAPITAL CORPORATION	5/11/2006	D206145795	0000000	0000000
M & J CONSTRUCTION CORP	6/24/1996	00124210001324	0012421	0001324
SMITH M D	3/23/1992	00105930000715	0010593	0000715
DAVID GLENDA;DAVID ROBERT	7/25/1990	00099940001259	0009994	0001259
MORRISON LYNDALL D	6/1/1984	00078460000303	0007846	0000303
JACK ROSEBERRY	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	\$216,049	\$50,000	\$266,049	\$266,049
2024	\$216,049	\$50,000	\$266,049	\$266,049
2023	\$192,500	\$50,000	\$242,500	\$242,500
2022	\$162,311	\$25,000	\$187,311	\$187,311
2021	\$154,085	\$25,000	\$179,085	\$179,085
2020	\$121,377	\$25,000	\$146,377	\$114,507

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.