



**Address:** [7129 CRABTREE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39130-3-16  
**Subdivision:** SMITHFIELD ACRES ADDITION  
**Neighborhood Code:** 3M030Z

**Latitude:** 32.8783164674  
**Longitude:** -97.2095605867  
**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 16

**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:** 1973

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02783312

**Site Name:** SMITHFIELD ACRES ADDITION-3-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,326

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,649

**Land Acres<sup>\*</sup>:** 0.2674

**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:**

WARD CHRISTOPHER

WARD REBECCA

**Primary Owner Address:**

7129 CRABTREE LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 1/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222025567](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAULS MARY BECKHAM	3/20/2019	<a href="#">D219059129</a>		
SMITH MARY E	3/25/2013	<a href="#">D213073769</a>	0000000	0000000
SECRETARY OF HUD	10/10/2012	000000000000000	0000000	0000000
MIDFIRST BANK	10/2/2012	<a href="#">D212254688</a>	0000000	0000000
LARCHE CHERYL LARCHE;LARCHE MORGAN	5/24/2006	<a href="#">D206170159</a>	0000000	0000000
LARCHE MORGAN D	10/27/2003	<a href="#">D203407261</a>	0000000	0000000
FOSTER JUSTIN M ETAL	3/13/1998	001313000000332	0013130	0000332
HURST DANIEL R	10/4/1985	000833000001965	0008330	0001965
KATHRYN WELLS	12/31/1900	000000000000000	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	\$230,000	\$50,000	\$280,000	\$280,000
2024	\$230,000	\$50,000	\$280,000	\$280,000
2023	\$217,268	\$50,000	\$267,268	\$267,268
2022	\$223,198	\$25,000	\$248,198	\$154,727
2021	\$129,955	\$25,000	\$154,955	\$140,661
2020	\$130,978	\$25,000	\$155,978	\$127,874

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.