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Address: [7037 CRABTREE LN](#)
City: NORTH RICHLAND HILLS
Georeference: 39130-4-20
Subdivision: SMITHFIELD ACRES ADDITION
Neighborhood Code: 3M030Z

Latitude: 32.8767635099
Longitude: -97.2095842114
TAD Map: 2084-440
MAPSCO: TAR-038P



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SMITHFIELD ACRES ADDITION
Block 4 Lot 20

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: 1962

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$325,880

Protest Deadline Date: 5/24/2024

Site Number: 02783533

Site Name: SMITHFIELD ACRES ADDITION-4-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,627

Percent Complete: 100%

Land Sqft^{*}: 12,373

Land Acres^{*}: 0.2840

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LINEHAN JAMES
LINEHAN JANET A

Primary Owner Address:

7037 CRABTREE LN
NORTH RICHLAND HILLS, TX 76182-3506

Deed Date: 11/21/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212288771](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUINN TRAVIS	10/31/2008	D208413477	0000000	0000000
CHARBONNEAU ANGE;CHARBONNEAU CHARLES	4/23/2002	00156430000366	0015643	0000366
ESTES MELISSA;ESTES STEVEN	3/12/1999	00137170000067	0013717	0000067
CUNNINGHAM PATSY RUTH HILES	5/28/1996	00123980000143	0012398	0000143
CUNNINGHAM PATSY;CUNNINGHAM RONALD J	12/31/1900	00065530000785	0006553	0000785

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	\$275,880	\$50,000	\$325,880	\$272,820
2024	\$275,880	\$50,000	\$325,880	\$248,018
2023	\$264,383	\$50,000	\$314,383	\$225,471
2022	\$223,805	\$25,000	\$248,805	\$204,974
2021	\$188,811	\$25,000	\$213,811	\$186,340
2020	\$161,747	\$25,000	\$186,747	\$169,400

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.