



Address: [7024 CRABTREE LN](#)
City: NORTH RICHLAND HILLS
Georeference: 39130-5-4
Subdivision: SMITHFIELD ACRES ADDITION
Neighborhood Code: 3M030Z

Latitude: 32.8761101769
Longitude: -97.2088936683
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 5 Lot 4

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: 1972
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$231,650
Protest Deadline Date: 5/24/2024

Site Number: 02783584
Site Name: SMITHFIELD ACRES ADDITION-5-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,590
Percent Complete: 100%
Land Sqft^{*}: 10,064
Land Acres^{*}: 0.2310
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:
BRADBURY DONALD
Primary Owner Address:
7024 CRABTREE LN
FORT WORTH, TX 76182-3505

Deed Date: 11/1/2002
Deed Volume: 0016128
Deed Page: 0000054
Instrument: 00161280000054

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS DONALD;DAVIS PATRICIA	9/18/2001	00151670000257	0015167	0000257
ASSOC HOME EQUITY SERV INC	6/5/2001	00149410000323	0014941	0000323
THURMAN RANDYLE S	2/4/1998	00130730000358	0013073	0000358
WICKHAM PRESCOTT B	12/10/1996	00130730000357	0013073	0000357
WINESBURGH DONNA L;WINESBURGH RANDY J	3/20/1995	00000000000000	0000000	0000000
RICHTER MARVIN R;RICHTER SARA	1/24/1991	00101580001151	0010158	0001151
CARSON ROGER A	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	\$181,650	\$50,000	\$231,650	\$229,546
2024	\$181,650	\$50,000	\$231,650	\$208,678
2023	\$174,718	\$50,000	\$224,718	\$189,707
2022	\$149,759	\$25,000	\$174,759	\$172,461
2021	\$142,823	\$25,000	\$167,823	\$156,783
2020	\$145,074	\$25,000	\$170,074	\$142,530

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.