



**Address:** [7112 CRABTREE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39130-6-4  
**Subdivision:** SMITHFIELD ACRES ADDITION  
**Neighborhood Code:** 3M030Z

**Latitude:** 32.8775997452  
**Longitude:** -97.2088717498  
**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 6 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:** 1971

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 02783754

**Site Name:** SMITHFIELD ACRES ADDITION-6-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,132

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,552

**Land Acres<sup>\*</sup>:** 0.2422

**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:**

TERRIEN STUART

**Primary Owner Address:**

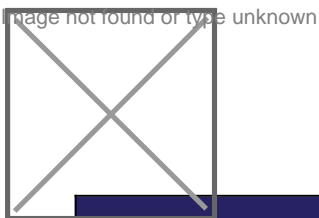
7112 CRABTREE LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 8/19/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222209170](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROUCH BRADLEY R;CROUCH SADIE K	4/14/2020	<a href="#">D220087620</a>		
THORNTON JEREMY H;THORNTON RITA	3/17/2017	<a href="#">D217060147</a>		
BENNETT ANJANETTE	10/30/2015	<a href="#">D215251193</a>		
WELLS THOMAS M JR	11/1/2005	<a href="#">D205329950</a>	0000000	0000000
SAWYER HAROLD R;SAWYER NELL	12/2/1985	00083830001787	0008383	0001787
ROBERT H SAWYER	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	\$176,299	\$50,000	\$226,299	\$226,299
2024	\$176,299	\$50,000	\$226,299	\$226,299
2023	\$194,766	\$50,000	\$244,766	\$244,766
2022	\$167,049	\$25,000	\$192,049	\$192,049
2021	\$158,614	\$25,000	\$183,614	\$183,614
2020	\$125,043	\$25,000	\$150,043	\$146,439

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

There are no exemptions for this property

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.