



Address: 7108 CRABTREE LN
City: NORTH RICHLAND HILLS
Georeference: 39130-6-5
Subdivision: SMITHFIELD ACRES ADDITION
Neighborhood Code: 3M030Z

Latitude: 32.8773771672
Longitude: -97.2088750249
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 5

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: 1970

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$134,595

Protest Deadline Date: 5/24/2024

Site Number: 02783762

Site Name: SMITHFIELD ACRES ADDITION-6-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,107

Percent Complete: 100%

Land Sqft^{*}: 10,561

Land Acres^{*}: 0.2424

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:

PHILLIPS MARY ANN

Primary Owner Address:

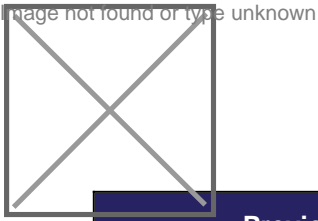
7108 CRABTREE LN
N RICHLND HLS, TX 76182-3507

Deed Date: 10/24/1991

Deed Volume: 0010433

Deed Page: 0001779

Instrument: 00104330001779



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS MARY ANN	3/15/1989	000000000000000	0000000	0000000
PHILLIPS MARY;PHILLIPS STEPHEN L	9/21/1984	00079570001909	0007957	0001909
JOE BLACKMON	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 ⁺
2025	\$84,595	\$50,000	\$134,595	\$131,503
2024	\$84,595	\$50,000	\$134,595	\$119,548
2023	\$83,841	\$50,000	\$133,841	\$108,680
2022	\$74,457	\$25,000	\$99,457	\$98,800
2021	\$73,037	\$25,000	\$98,037	\$89,818
2020	\$58,241	\$25,000	\$83,241	\$81,653

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.