



Address: [6958 CRABTREE LN](#)
City: NORTH RICHLAND HILLS
Georeference: 39130-10-3
Subdivision: SMITHFIELD ACRES ADDITION
Neighborhood Code: 3M030Z

Latitude: 32.874389137
Longitude: -97.2090596172
TAD Map: 2084-436
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 10 Lot 3

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$345,964

Protest Deadline Date: 5/24/2024

Site Number: 02784130

Site Name: SMITHFIELD ACRES ADDITION-10-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,446

Percent Complete: 100%

Land Sqft^{*}: 10,399

Land Acres^{*}: 0.2387

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:

MARTINEZ GLORIA AVALOS

Primary Owner Address:

6958 CRABTREE LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 8/5/2016

Deed Volume:

Deed Page:

Instrument: [D216180444](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANSDELL ALVIN;LANSDELL SHERRY L	12/2/2004	D205009466	0000000	0000000
BECK SHERRY L	5/20/2002	00167500000372	0016750	0000372
BECK KEVIN;BECK SHERRY	3/12/1993	00109840000728	0010984	0000728
JONES JAMES ROY	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	\$295,964	\$50,000	\$345,964	\$287,510
2024	\$295,964	\$50,000	\$345,964	\$261,373
2023	\$236,409	\$50,000	\$286,409	\$237,612
2022	\$223,053	\$25,000	\$248,053	\$216,011
2021	\$186,762	\$25,000	\$211,762	\$196,374
2020	\$175,417	\$25,000	\$200,417	\$178,522

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.