



Address: [7901 LUCIAN DR](#)
City: NORTH RICHLAND HILLS
Georeference: 8820-10-2
Subdivision: CRESTWOOD ESTATES ADDITION
Neighborhood Code: 3M030P

Latitude: 32.8841481755
Longitude: -97.2114320889
TAD Map: 2084-440
MAPSCO: TAR-038K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CRESTWOOD ESTATES
ADDITION Block 10 Lot 2

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06944183

Site Name: CRESTWOOD ESTATES ADDITION-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,197

Percent Complete: 100%

Land Sqft^{*}: 10,733

Land Acres^{*}: 0.2463

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:

CANTARELLA SEAN A
CANTARELLA AMANDA C

Primary Owner Address:

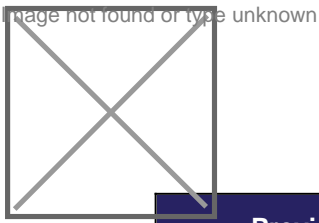
7901 LUCIAN DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 2/6/2017

Deed Volume:

Deed Page:

Instrument: [D217031238](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OD TEXAS D LLC	12/9/2016	D216290828		
MARQUES ARTHUR J	6/27/1997	00128170000258	0012817	0000258
M & J CONSTRUCTION CORP	1/1/1996	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	\$393,464	\$65,000	\$458,464	\$458,464
2024	\$393,464	\$65,000	\$458,464	\$458,464
2023	\$374,102	\$65,000	\$439,102	\$439,102
2022	\$285,455	\$55,000	\$340,455	\$340,455
2021	\$262,315	\$55,000	\$317,315	\$317,315
2020	\$223,877	\$55,000	\$278,877	\$278,877

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.