



**Address:** [7908 LUCIAN DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 8820-10-21  
**Subdivision:** CRESTWOOD ESTATES ADDITION  
**Neighborhood Code:** 3M030P

**Latitude:** 32.8836329202  
**Longitude:** -97.210975914  
**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 21

**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:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$485,449

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

**Site Number:** 06944396

**Site Name:** CRESTWOOD ESTATES ADDITION-10-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,325

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,485

**Land Acres<sup>\*</sup>:** 0.2407

**Pool:** Y

<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:**

BECKNER SEAN  
BECKNER KIM

**Primary Owner Address:**

7908 LUCIAN DR  
NORTH RICHLAND HILLS, TX 76182-6060

**Deed Date:** 10/10/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213266539](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWOVELAND DUANE;SWOVELAND LYNDA	10/16/2008	<a href="#">D208405289</a>	0000000	0000000
PERKINS LARRY;PERKINS WANDA	5/28/2004	<a href="#">D204173826</a>	0000000	0000000
BYARS DAWN;BYARS DONALD G	4/30/1997	00127550000233	0012755	0000233
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 <sup>+</sup>
2025	\$420,449	\$65,000	\$485,449	\$432,575
2024	\$420,449	\$65,000	\$485,449	\$393,250
2023	\$422,382	\$65,000	\$487,382	\$357,500
2022	\$270,000	\$55,000	\$325,000	\$325,000
2021	\$270,000	\$55,000	\$325,000	\$323,401
2020	\$239,001	\$55,000	\$294,001	\$294,001

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.