



Address: [8301 CRYSTAL LN](#)
City: NORTH RICHLAND HILLS
Georeference: 9015-4-12R
Subdivision: CULP ADDITION
Neighborhood Code: 3M040F

Latitude: 32.8707110248
Longitude: -97.2033189822
TAD Map: 2090-436
MAPSCO: TAR-038U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CULP ADDITION Block 4 Lot 12R

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: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$426,667

Protest Deadline Date: 5/24/2024

Site Number: 07780532

Site Name: CULP ADDITION-4-12R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,925

Percent Complete: 100%

Land Sqft^{*}: 10,528

Land Acres^{*}: 0.2416

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:

WYNNE SABRINA
WYNNE JEFFREY M

Primary Owner Address:

8301 CRYSTAL LN
NORTH RICHLAND HILLS, TX 76182-4013

Deed Date: 6/28/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206210403](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOGAN SAMANTHA M	6/17/2005	D205174766	0000000	0000000
SMIMMO ASENETH J	5/14/2004	D204179665	0000000	0000000
VIAMGATS JOINT VENTURE	4/4/2002	00156200000376	0015620	0000376
MANDALAY-TIGER INC	1/1/2001	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	\$351,667	\$75,000	\$426,667	\$387,297
2024	\$351,667	\$75,000	\$426,667	\$352,088
2023	\$353,354	\$75,000	\$428,354	\$320,080
2022	\$296,667	\$45,000	\$341,667	\$290,982
2021	\$219,529	\$45,000	\$264,529	\$264,529
2020	\$202,678	\$45,000	\$247,678	\$247,678

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.