07-11-2025

Latitude: 32.8702439998

TAD Map: 2090-436 MAPSCO: TAR-038U

Longitude: -97.2030373786

Property Information | PDF Account Number: 07780656

Tarrant Appraisal District

Address: 8304 CRYSTAL LN

City: NORTH RICHLAND HILLS Georeference: 9015-6-2R Subdivision: CULP ADDITION Neighborhood Code: 3M040F

GoogletMapd or type unknown

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

PROPERTY DATA

Legal Description: CULP ADDITION Block 6 Lot 2R 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: 2001 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$423,723 Protest Deadline Date: 5/24/2024

Site Number: 07780656 Site Name: CULP ADDITION-6-2R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,920 Percent Complete: 100% Land Sqft^{*}: 9,969 Land Acres^{*}: 0.2288 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

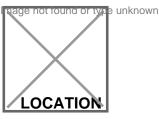
OWNER INFORMATION

Current Owner: SHARBONO LINDA

Primary Owner Address: 8304 CRYSTAL LN NORTH RICHLAND HILLS, TX 76182-4007 Deed Date: 7/9/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212165438

Page 1





Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORTENBERRY J;FORTENBERRY JAMES	8/16/2008	000000000000000000000000000000000000000	0000000	0000000
FORTENBERRY J FLYNN;FORTENBERRY JAMES R	7/11/2008	D208274547	0000000	0000000
MILLER JAN E;MILLER JUDY L	6/15/2007	D207218263	0000000	0000000
ELIA DEOBRAH	8/6/2002	00158820000267	0015882	0000267
KINGDOM INC	9/11/2001	00151470000382	0015147	0000382
MANDALAY-TIGER INC	1/1/2001	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$348,723	\$75,000	\$423,723	\$385,145
2024	\$348,723	\$75,000	\$423,723	\$350,132
2023	\$350,411	\$75,000	\$425,411	\$318,302
2022	\$294,355	\$45,000	\$339,355	\$289,365
2021	\$218,059	\$45,000	\$263,059	\$263,059
2020	\$201,403	\$45,000	\$246,403	\$246,403

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.