

Account Number: 42180471

Address: <u>7325 SMITHFIELD RD</u>
City: NORTH RICHLAND HILLS

Georeference: 23777-1-1

**Subdivision:** LEE'S CROSSING **Neighborhood Code:** 3M030E

Longitude: -97.212382715
TAD Map: 2084-440
MAPSCO: TAR-038K

Latitude: 32.8819291724



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

## **PROPERTY DATA**

Legal Description: LEE'S CROSSING Block 1 Lot 1

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: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$849,571

Protest Deadline Date: 5/24/2024

Site Number: 800017577

Site Name: LEE'S CROSSING 1 1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 4,249
Percent Complete: 100%

Land Sqft\*: 17,030 Land Acres\*: 0.3910

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

KAWAN SUBIN

SUWAL BABITA

Primary Owner Address:

Deed Date: 3/1/2018

Deed Volume:

Deed Page:

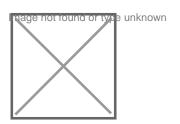
7325 SMITHFIELD RD

NORTH RICHLAND HILLS, TX 76182 Instrument: D218044731

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE'S CROSSING DEVELOPMENT LP	11/22/2016	D216277152		

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



**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	\$774,571	\$75,000	\$849,571	\$700,314
2024	\$774,571	\$75,000	\$849,571	\$636,649
2023	\$536,575	\$75,000	\$611,575	\$578,772
2022	\$523,656	\$50,000	\$573,656	\$526,156
2021	\$428,324	\$50,000	\$478,324	\$478,324
2020	\$481,871	\$50,000	\$531,871	\$531,871

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.