



**Address:** [7317 CRABTREE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 8540-4-23  
**Subdivision:** COVENTRY PLACE ESTATES ADDN  
**Neighborhood Code:** 3M030H

**Latitude:** 32.8812621685  
**Longitude:** -97.2094997352  
**TAD Map:** 2084-440  
**MAPSCO:** TAR-038K



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

## PROPERTY DATA

**Legal Description:** COVENTRY PLACE ESTATES  
ADDN Block 4 Lot 23

**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:** 1994

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00647462

**Site Name:** COVENTRY PLACE ESTATES ADDN-4-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,427

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,008

**Land Acres<sup>\*</sup>:** 0.2067

**Pool:** N

<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:**

DANKER TIM

**Primary Owner Address:**

7317 CRABTREE LN  
NORTH RICHLAND HILLS, TX 76182-6055

**Deed Date:** 8/15/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207330812](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK OF NEW YORK	5/1/2007	<a href="#">D207157373</a>	0000000	0000000
RAMOS FREDDIE A	12/30/2005	<a href="#">D206006440</a>	0000000	0000000
HORTON TRAVIS	7/29/2005	<a href="#">D205229428</a>	0000000	0000000
ZIEGLER ELIZABETH	7/28/2005	<a href="#">D205229427</a>	0000000	0000000
WALLACE MICHAEL;WALLACE SHELLY	5/28/2004	<a href="#">D204167786</a>	0000000	0000000
SEC OF HUD	1/10/2004	<a href="#">D204044660</a>	0000000	0000000
WELLS FARGO HOME MTG INC	1/6/2004	<a href="#">D204012054</a>	0000000	0000000
BREWER BECKY A;BREWER MICHAEL J	11/3/2000	00146080000396	0014608	0000396
HAGGARD KIRK;HAGGARD VALERY	6/17/1994	00116270000947	0011627	0000947
PULTE HOME CORP OF TEXAS	9/15/1992	00107980001964	0010798	0001964
BLUEBONNET SAVINGS BANK FSB	12/12/1989	00097850000152	0009785	0000152
BOAT CLUB ESTATES INC	6/11/1987	00089790001626	0008979	0001626
BANK OF COMMERCE	2/3/1987	00088300001406	0008830	0001406
LADECO INC	11/27/1984	00080160001822	0008016	0001822
QUADRANGLE DEVELOPMENT CO	10/20/1983	00076460000778	0007646	0000778
ALTON E PORTER	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$341,876	\$70,000	\$411,876	\$411,876
2023	\$358,878	\$70,000	\$428,878	\$376,906
2022	\$300,488	\$50,000	\$350,488	\$342,642
2021	\$289,182	\$50,000	\$339,182	\$311,493
2020	\$233,175	\$50,000	\$283,175	\$283,175

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

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- HOMESTEAD GENERAL 11.13(b)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.