

Tarrant Appraisal District

Property Information | PDF

Account Number: 42006218

Address: 8713 MADRID ST
City: NORTH RICHLAND HILLS
Georeference: 19096G-B-43

Subdivision: HOMETOWN CANAL DISTRICT, THE

Neighborhood Code: 3M130K

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

Latitude: 32.8566660701

Longitude: -97.198477948

TAD Map: 2090-432

MAPSCO: TAR-038Y

PROPERTY DATA

Legal Description: HOMETOWN CANAL DISTRICT,

THE Block B Lot 43

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: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$572,876

Notice value. \$572,676

Protest Deadline Date: 5/24/2024

Site Number: 800004055

Site Name: HOMETOWN CANAL DISTRICT, THE Block B Lot 43

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,235

Percent Complete: 100%

Land Sqft*: 3,278

Land Acres*: 0.0750

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

BENOIT CHARLES R BENOIT CHELSEA B

Primary Owner Address:

8713 MADRID ST

NORTH RICHLAND HILLS, TX 76180

Deed Date: 4/20/2017

Deed Volume:

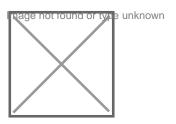
Deed Page:

Instrument: <u>D217087144</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	7/27/2016	D216169202		

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^{*} 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	\$472,876	\$100,000	\$572,876	\$554,467
2024	\$472,876	\$100,000	\$572,876	\$504,061
2023	\$420,453	\$100,000	\$520,453	\$458,237
2022	\$346,579	\$70,000	\$416,579	\$416,579
2021	\$329,490	\$70,000	\$399,490	\$399,490
2020	\$300,848	\$70,000	\$370,848	\$370,848

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