



Address: [8713 MADRID ST](#)
City: NORTH RICHLAND HILLS
Georeference: 19096G-B-43
Subdivision: HOMETOWN CANAL DISTRICT, THE
Neighborhood Code: 3M130K

Latitude: 32.8566660701
Longitude: -97.198477948
TAD Map: 2090-432
MAPSCO: TAR-038Y



Google Map or type unknown

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

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
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.

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

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: [D217087144](#)

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



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.

+ 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.