



**Address:** [8757 BRIDGE ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 19096G-E-24  
**Subdivision:** HOMETOWN CANAL DISTRICT, THE  
**Neighborhood Code:** A3B010B

**Latitude:** 32.8574034693  
**Longitude:** -97.1969774814  
**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 E Lot 24

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**Site Number:** 800004105  
**Site Name:** HOMETOWN CANAL DISTRICT, THE Block E Lot 24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,139  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,321  
**Land Acres<sup>\*</sup>:** 0.0530  
**Pool:** N

**State Code:** A  
**Year Built:** 2016  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

<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:**  
BRUCE AND MELINDA RUIZ TRUST  
**Primary Owner Address:**  
8757 BRIDGE ST  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 7/25/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218165216](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUIZ BRUCE;RUIZ MELINDA	9/29/2016	<a href="#">D216228700</a>		
CB JENI HOMETOWN LLC	1/27/2016	<a href="#">D216021084</a>		



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	\$333,954	\$85,000	\$418,954	\$418,954
2024	\$333,954	\$85,000	\$418,954	\$418,954
2023	\$373,040	\$70,000	\$443,040	\$390,020
2022	\$308,055	\$55,000	\$363,055	\$354,564
2021	\$267,331	\$55,000	\$322,331	\$322,331
2020	\$268,005	\$55,000	\$323,005	\$323,005

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.