



Address: [8812 BRIDGE ST](#)
City: NORTH RICHLAND HILLS
Georeference: 19096G-B-4-70
Subdivision: HOMETOWN CANAL DISTRICT, THE
Neighborhood Code: A3B010B

Latitude: 32.8583443759
Longitude: -97.1960870179
TAD Map: 2090-432
MAPSCO: TAR-038Z



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 4 PLAT D217089950

Jurisdictions:

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

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800022693

Site Name: HOMETOWN CANAL DISTRICT, THE B 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,039

Percent Complete: 100%

Land Sqft^{*}: 2,289

Land Acres^{*}: 0.0525

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:

DENISON JASON

Primary Owner Address:

8812 BRIDGE ST
NORTH RICHLAND HILLS, TX 76180

Deed Date: 9/20/2019

Deed Volume:

Deed Page:

Instrument: [D219215016](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|------------|----------------------------|-------------|-----------|
| CB JENI HOMETOWN LLC | 12/15/2018 | D218261619 | | |
| CB JENI HOMETOWN LLC | 11/27/2018 | D218261619 | | |



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 | \$275,707 | \$85,000 | \$360,707 | \$360,707 |
| 2024 | \$275,707 | \$85,000 | \$360,707 | \$360,707 |
| 2023 | \$340,625 | \$70,000 | \$410,625 | \$370,284 |
| 2022 | \$300,338 | \$55,000 | \$355,338 | \$336,622 |
| 2021 | \$251,020 | \$55,000 | \$306,020 | \$306,020 |
| 2020 | \$261,702 | \$55,000 | \$316,702 | \$316,702 |

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.