



**Address:** [8858 MANDALAY ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 19096G-B-8-70  
**Subdivision:** HOMETOWN CANAL DISTRICT, THE  
**Neighborhood Code:** 3M130K

**Latitude:** 32.8582676134  
**Longitude:** -97.1954583881  
**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 8 PLAT D217089950

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$666,326

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800022690

**Site Name:** HOMETOWN CANAL DISTRICT, THE B 8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,863

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,961

**Land Acres<sup>\*</sup>:** 0.1139

**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:**

TRAN JIMMY  
NGUYEN THI

**Primary Owner Address:**

8858 MANDALAY ST  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 6/26/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220156237](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	8/23/2019	<a href="#">D219190620</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	\$566,326	\$100,000	\$666,326	\$644,060
2024	\$566,326	\$100,000	\$666,326	\$585,509
2023	\$503,047	\$100,000	\$603,047	\$532,281
2022	\$413,892	\$70,000	\$483,892	\$483,892
2021	\$393,252	\$70,000	\$463,252	\$463,252
2020	\$0	\$49,000	\$49,000	\$49,000

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.