



**Address:** [8870 MANDALAY ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 19096G-B-11-70  
**Subdivision:** HOMETOWN CANAL DISTRICT, THE  
**Neighborhood Code:** 3M130K

**Latitude:** 32.8582634349  
**Longitude:** -97.1950071182  
**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 11 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:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$543,434  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800022701  
**Site Name:** HOMETOWN CANAL DISTRICT, THE B 11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,538  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,725  
**Land Acres<sup>\*</sup>:** 0.1314  
**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:**  
KALANI MUHAMMAD H  
KALANI FAHIM H  
**Primary Owner Address:**  
8870 MANDALAY ST  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 6/1/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221156246](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	10/2/2020	<a href="#">D220256598</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	\$443,434	\$100,000	\$543,434	\$543,434
2024	\$443,434	\$100,000	\$543,434	\$534,936
2023	\$438,591	\$100,000	\$538,591	\$486,305
2022	\$372,095	\$70,000	\$442,095	\$442,095
2021	\$138,531	\$70,000	\$208,531	\$208,531
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.