



Address: [8735 MANGHAM ST](#)
City: NORTH RICHLAND HILLS
Georeference: 19096G-B-23
Subdivision: HOMETOWN CANAL DISTRICT, THE
Neighborhood Code: 3M130K

Latitude: 32.8594550598
Longitude: -97.1987534656
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 23

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: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$545,090

Protest Deadline Date: 5/24/2024

Site Number: 800022196

Site Name: HOMETOWN CANAL DISTRICT, THE B 23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,890

Percent Complete: 100%

Land Sqft^{*}: 3,150

Land Acres^{*}: 0.0723

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:

LUYANDO FRANCISCO
GRIGG GRETCHEN

Primary Owner Address:

8735 MANGHAM ST
NORTH RICHLAND HILLS, TX 76180

Deed Date: 12/21/2018

Deed Volume:

Deed Page:

Instrument: [D219001641](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLY HOMES LLC	5/10/2018	D218101979		



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	\$445,090	\$100,000	\$545,090	\$528,554
2024	\$445,090	\$100,000	\$545,090	\$480,504
2023	\$396,119	\$100,000	\$496,119	\$436,822
2022	\$327,111	\$70,000	\$397,111	\$397,111
2021	\$301,000	\$70,000	\$371,000	\$371,000
2020	\$284,065	\$70,000	\$354,065	\$354,065

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.