



**Address:** [8714 MANGHAM ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 19096G-C-19-70  
**Subdivision:** HOMETOWN CANAL DISTRICT, THE  
**Neighborhood Code:** A3B010B

**Latitude:** 32.8588321111  
**Longitude:** -97.1988732182  
**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 C Lot 19

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800022137

**Site Name:** HOMETOWN CANAL DISTRICT, THE C 19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,019

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,375

**Land Acres<sup>\*</sup>:** 0.0545

**Pool:** N

<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:**

SAMPSON NICKEY

**Primary Owner Address:**

8714 MANGHAM ST  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 1/28/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220020540](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI HOMETOWN LLC	7/17/2019	<a href="#">D219156117</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	\$322,985	\$85,000	\$407,985	\$407,985
2024	\$322,985	\$85,000	\$407,985	\$407,985
2023	\$360,690	\$70,000	\$430,690	\$379,574
2022	\$297,990	\$55,000	\$352,990	\$345,067
2021	\$258,697	\$55,000	\$313,697	\$313,697
2020	\$259,345	\$55,000	\$314,345	\$314,345

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.