



Address: [8789 MONTREAL MEWS](#)
City: NORTH RICHLAND HILLS
Georeference: 19096G-C-29-70
Subdivision: HOMETOWN CANAL DISTRICT, THE
Neighborhood Code: A3B010B

Latitude: 32.8586877258
Longitude: -97.1966399278
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 29

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: 800022132

Site Name: HOMETOWN CANAL DISTRICT, THE C 29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,038

Percent Complete: 100%

Land Sqft^{*}: 2,250

Land Acres^{*}: 0.0517

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:

KAZYAKA DAVID A
KAZYAKA CATHERINE L

Primary Owner Address:

8789 MONTREAL MEWS
NORTH RICHLAND HILLS, TX 76180

Deed Date: 8/15/2019

Deed Volume:

Deed Page:

Instrument: [D219182067](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI HOMETOWN LLC	1/15/2019	D219010067		

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	\$310,000	\$85,000	\$395,000	\$395,000
2024	\$310,000	\$85,000	\$395,000	\$395,000
2023	\$363,130	\$70,000	\$433,130	\$375,100
2022	\$289,792	\$55,000	\$344,792	\$341,000
2021	\$255,000	\$55,000	\$310,000	\$310,000
2020	\$261,062	\$55,000	\$316,062	\$316,062

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.