



**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<sup>+++</sup>:** 2,038

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,250

**Land Acres<sup>\*</sup>:** 0.0517

**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:**

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	<a href="#">D219010067</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	\$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.