



**Address:** [8765 MONTREAL MEWS](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 19096G-C-35-70  
**Subdivision:** HOMETOWN CANAL DISTRICT, THE  
**Neighborhood Code:** 3M130K

**Latitude:** 32.8584869899  
**Longitude:** -97.1973304851  
**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 35

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$569,610

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

**Site Number:** 800022135  
**Site Name:** HOMETOWN CANAL DISTRICT, THE C 35  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,714  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,150  
**Land Acres<sup>\*</sup>:** 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:**

OSGERBY PATRICIA G

**Primary Owner Address:**

8765 MONTREAL MEWS  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 10/11/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219236883](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	11/20/2018	<a href="#">D218258317</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	\$469,610	\$100,000	\$569,610	\$569,610
2024	\$469,610	\$100,000	\$569,610	\$531,069
2023	\$449,163	\$100,000	\$549,163	\$482,790
2022	\$381,988	\$70,000	\$451,988	\$438,900
2021	\$329,000	\$70,000	\$399,000	\$399,000
2020	\$329,000	\$70,000	\$399,000	\$399,000

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.