

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42251522

Address: 8725 MONTREAL MEWS
City: NORTH RICHLAND HILLS
Georeference: 19096G-C-44-70

Subdivision: HOMETOWN CANAL DISTRICT, THE

Neighborhood Code: 3M130K

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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: HOMETOWN CANAL DISTRICT,

THE Block C Lot 44

**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: 4/15/2025 Notice Value: \$627,207

Protest Deadline Date: 5/24/2024

Site Number: 800022162

Site Name: HOMETOWN CANAL DISTRICT, THE C 44

Latitude: 32.8580433697

**TAD Map:** 2090-432 **MAPSCO:** TAR-038Y

Longitude: -97.1985718377

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,640
Percent Complete: 100%

Land Sqft\*: 7,007 Land Acres\*: 0.1609

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

REEDER JEANETTE REEDER TERRY G

**Primary Owner Address:** 8725 MONTREAL MEWS

NORTH RICHLAND HILLS, TX 76180

Deed Date: 2/26/2019

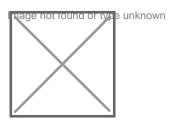
Deed Volume: Deed Page:

Instrument: D219038016

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	5/1/2018	<u>D218095503</u>		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$527,207	\$100,000	\$627,207	\$606,837
2024	\$527,207	\$100,000	\$627,207	\$551,670
2023	\$468,562	\$100,000	\$568,562	\$501,518
2022	\$385,925	\$70,000	\$455,925	\$455,925
2021	\$366,802	\$70,000	\$436,802	\$436,802
2020	\$334,760	\$70,000	\$404,760	\$404,760

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.