



**Address:** [8805 GRAND AVE](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 19096G-B-10-72  
**Subdivision:** HOMETOWN CANAL DISTRICT, THE  
**Neighborhood Code:** 3M130R

**Latitude:** 32.8539973064  
**Longitude:** -97.1974125811  
**TAD Map:** 2090-432  
**MAPSCO:** TAR-052C



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 B Lot 10 PLAT D220104073 PH 6

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$643,413

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

**Site Number:** 800053379

**Site Name:** HOMETOWN CANAL DISTRICT, THE B 10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,836

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,950

**Land Acres<sup>\*</sup>:** 0.1136

**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:**

DELONG RYAN

**Primary Owner Address:**

8805 GRAND AVENUE  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 10/15/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224184672](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZAGALA JENNA CHRISTINE;ZAGALA JOHN JOSEPH	11/19/2021	<a href="#">D221342683</a>		
WEEKLEY HOMES LLC	3/2/2021	<a href="#">D221063130</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	\$548,413	\$95,000	\$643,413	\$643,413
2024	\$548,413	\$95,000	\$643,413	\$643,413
2023	\$495,206	\$95,000	\$590,206	\$590,206
2022	\$443,522	\$95,000	\$538,522	\$538,522
2021	\$0	\$66,500	\$66,500	\$66,500
0	\$0	\$0	\$0	\$0

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.