



Address: [8949 GRAND AVE](#)
City: NORTH RICHLAND HILLS
Georeference: 19096G-C-19-71
Subdivision: HOMETOWN CANAL DISTRICT, THE
Neighborhood Code: A3B010B

Latitude: 32.85389713
Longitude: -97.1958652358
TAD Map: 2090-432
MAPSCO: TAR-052D



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 19 PLAT D220104073 PH 6

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: 2023
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$404,670
Protest Deadline Date: 8/16/2024

Site Number: 800053268
Site Name: HOMETOWN CANAL DISTRICT, THE C 19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,966
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:
GARCIA TRACY JEANNE
Primary Owner Address:
8949 GRAND AVE
NORTH RICHLAND HILLS, TX 76180

Deed Date: 3/21/2024
Deed Volume:
Deed Page:
Instrument: [D224048242](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES OF TEXAS LP	9/23/2021	D221279263		



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	\$319,670	\$85,000	\$404,670	\$404,670
2024	\$192,283	\$85,000	\$277,283	\$251,083
2023	\$0	\$49,000	\$49,000	\$49,000
2022	\$0	\$38,500	\$38,500	\$38,500
2021	\$0	\$38,500	\$38,500	\$38,500
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

There are no exemptions for this property

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.