

Tarrant Appraisal District Property Information | PDF Account Number: 42640073

Address: <u>8949 GRAND AVE</u>

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



GoogletMapd 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

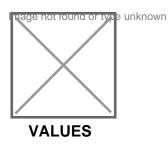
+++ Rounded.

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

OWNER INFORMATION

Current Owner:Deed Date: 3/21/2024GARCIA TRACY JEANNEDeed Volume:Primary Owner Address:Deed Page:8949 GRAND AVEInstrument: D224048242NORTH RICHLAND HILLS, TX 76180Instrument: D224048242

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



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. <u>Tarrant County Tax Office Account Information</u>.

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.