

Tarrant Appraisal District Property Information | PDF Account Number: 42006307

Address: 8749 MCDONOUGH ST

City: NORTH RICHLAND HILLS Georeference: 19096G-C-57-70 Subdivision: HOMETOWN CANAL DISTRICT, THE Neighborhood Code: 3M130K Latitude: 32.85800994 Longitude: -97.1976301416 TAD Map: 2090-432 MAPSCO: TAR-038Y





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

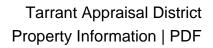
PROPERTY DATA

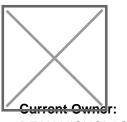
Legal Description: HOMETOWN CANAL DISTRICT, THE Block C Lot 57

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: 2016 Personal Property Account: N/A Agent: None	Site Number: 800004064 Site Name: HOMETOWN CANAL DISTRICT, THE Block C Lot 57 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,753 Percent Complete: 100% Land Sqft*: 4,950 Land Acres*: 0.1140 Pool: N
+++ Rounded.	POOL: N

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

OWNER INFORMATION





DEAN NICHOLAS ANTHONY

Primary Owner Address: 8749 MCDONOUGH ST NORTH RICHLAND HILLS, TX 76180

Deed Date: 1/15/2021 Deed Volume: Deed Page: Instrument: D221014930

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENNIS LEE LEE	2/12/2019	D219028242		
PETTINOS CHRISTEL B;PETTINOS JORDAN G	5/25/2017	<u>D217117897</u>		
WEEKLEY HOMES LLC	5/20/2016	D216113207		

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

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$551,713	\$100,000	\$651,713	\$575,904
2023	\$491,216	\$100,000	\$591,216	\$523,549
2022	\$405,954	\$70,000	\$475,954	\$475,954
2021	\$386,245	\$70,000	\$456,245	\$456,245
2020	\$353,198	\$70,000	\$423,198	\$423,198

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.