

Account Number: 42006692



Address: 8749 BRIDGE ST City: NORTH RICHLAND HILLS Georeference: 19096G-E-22

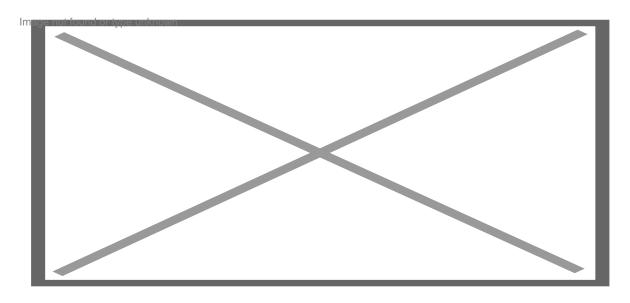
Subdivision: HOMETOWN CANAL DISTRICT, THE

Neighborhood Code: A3B010B

Latitude: 32.857255531 Longitude: -97.1970615945

**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 E Lot 22

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

Protest Deadline Date: 5/15/2025

Site Number: 800004103

Site Name: HOMETOWN CANAL DISTRICT, THE Block E Lot 22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,224 Percent Complete: 100%

**Land Sqft\*:** 2,337 Land Acres\*: 0.0670

Pool: N

+++ Rounded.

## OWNER INFORMATION

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



Current Owner: WACTLER ROBIN

**Primary Owner Address:** 

8749 BRIDGE ST

NORTH RICHLAND HILLS, TX 76180

**Deed Date: 10/7/2016** 

Deed Volume: Deed Page:

**Instrument:** D216238775

| Previous Owners      | Date      | Instrument | Deed Volume | Deed Page |
|----------------------|-----------|------------|-------------|-----------|
| CB JENI HOMETOWN LLC | 1/27/2016 | D216021084 |             |           |

## **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 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$343,112          | \$85,000    | \$428,112    | \$428,112        |
| 2023 | \$383,330          | \$70,000    | \$453,330    | \$453,330        |
| 2022 | \$316,459          | \$55,000    | \$371,459    | \$371,459        |
| 2021 | \$274,553          | \$55,000    | \$329,553    | \$329,553        |
| 2020 | \$275,246          | \$55,000    | \$330,246    | \$330,246        |

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

## **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.

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