

## LOCATION

**Address:** [8740 MADRID ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 19096G-E-38  
**Subdivision:** HOMETOWN CANAL DISTRICT, THE  
**Neighborhood Code:** A3B010B

**Latitude:** 32.8573358208  
**Longitude:** -97.1974236464  
**TAD Map:** 2090-432  
**MAPSCO:** TAR-038Y



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 E Lot 38

**Jurisdictions:**

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

**Site Number:** 800004119  
**Site Name:** HOMETOWN CANAL DISTRICT, THE Block E Lot 38  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,036  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,355  
**Land Acres<sup>\*</sup>:** 0.0540  
**Pool:** N

**State Code:** A  
**Year Built:** 2016  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

<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:**  
 PETTIT CYNTHIA A  
**Primary Owner Address:**  
 8740 MADRID ST  
 NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 3/30/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217072543](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI HOMETOWN LLC	6/29/2016	<a href="#">D216143794</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	\$0	\$0	\$0	\$0
2024	\$322,493	\$85,000	\$407,493	\$401,512
2023	\$360,162	\$70,000	\$430,162	\$365,011
2022	\$297,537	\$55,000	\$352,537	\$331,828
2021	\$246,662	\$55,000	\$301,662	\$301,662
2020	\$246,662	\$55,000	\$301,662	\$301,662

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

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- 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.