



**Address:** [7912 DONEGAL LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750-5-4  
**Subdivision:** EMERALD HILLS ADDITION  
**Neighborhood Code:** 3M130H

**Latitude:** 32.848837942  
**Longitude:** -97.2105054869  
**TAD Map:** 2084-428  
**MAPSCO:** TAR-052B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EMERALD HILLS ADDITION  
Block 5 Lot 4

**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:** 1966

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$196,070

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00852872

**Site Name:** EMERALD HILLS ADDITION-5-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,635

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,295

**Land Acres<sup>\*</sup>:** 0.1904

**Pool:** N

<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:**

BEAN DARRELL WYATT  
BEAN LINDA

**Primary Owner Address:**

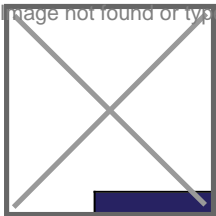
7912 DONEGAL LN  
NORTH RICHLAND HILLS, TX 76180-5705

**Deed Date:** 10/31/1990

**Deed Volume:** 0010088

**Deed Page:** 0002126

**Instrument:** 00100880002126



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARWINE GENE T;ARWINE MARTHA W	5/26/1988	00092880000580	0009288	0000580
BOLEN PAMELA J	6/24/1983	00075420001022	0007542	0001022
CHARLES W FREEMAN	12/31/1900	00000000000000	0000000	0000000

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	\$141,070	\$55,000	\$196,070	\$196,070
2024	\$141,070	\$55,000	\$196,070	\$190,504
2023	\$135,761	\$55,000	\$190,761	\$173,185
2022	\$147,278	\$25,000	\$172,278	\$157,441
2021	\$118,128	\$25,000	\$143,128	\$143,128
2020	\$158,450	\$25,000	\$183,450	\$137,376

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.