



**Address:** [5517 FINIAN LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750-6-2  
**Subdivision:** EMERALD HILLS ADDITION  
**Neighborhood Code:** 3M130H

**Latitude:** 32.84786622  
**Longitude:** -97.2089994977  
**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 6 Lot 2

**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:** 1971

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$202,349

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

**Site Number:** 00853178

**Site Name:** EMERALD HILLS ADDITION-6-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,563

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,640

**Land Acres<sup>\*</sup>:** 0.1983

**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:**

DENNIS ARNELL

**Primary Owner Address:**

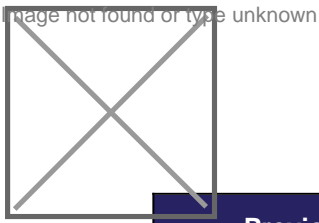
5517 FINIAN LN  
NORTH RICHLAND HILLS, TX 76180-5724

**Deed Date:** 11/8/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [DC](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DENNIS JAMES EST EARL	2/2/2013	<a href="#">D213028452</a>		
ROGERS ARNELL M DENNIS	2/1/2013	<a href="#">D213028452</a>	0000000	0000000
ROGERS ARNELL M	12/31/1900	00076150001055	0007615	0001055
LORENZO R CANALES	12/30/1900	00055710000544	0005571	0000544

## 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	\$147,349	\$55,000	\$202,349	\$202,349
2024	\$147,349	\$55,000	\$202,349	\$196,680
2023	\$141,558	\$55,000	\$196,558	\$178,800
2022	\$153,309	\$25,000	\$178,309	\$162,545
2021	\$122,768	\$25,000	\$147,768	\$147,768
2020	\$157,683	\$25,000	\$182,683	\$142,530

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)
- DISABLED VET 70 to 99 PCT 11.22
- Surviving Spouse of Disabled Vet 100 PCT

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.