

Tarrant Appraisal District

Property Information | PDF

Account Number: 00853259

Address: 7917 SHANNON LN
City: NORTH RICHLAND HILLS
Georeference: 12750-6-10

Subdivision: EMERALD HILLS ADDITION

Neighborhood Code: 3M130H

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

## PROPERTY DATA

Legal Description: EMERALD HILLS ADDITION

Block 6 Lot 10

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: 1972

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$246,580

Protest Deadline Date: 5/24/2024

Site Number: 00853259

Latitude: 32.8471346817

**TAD Map:** 2084-428 **MAPSCO:** TAR-052B

Longitude: -97.2100356328

**Site Name:** EMERALD HILLS ADDITION-6-10 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,807
Percent Complete: 100%

Land Sqft\*: 9,093 Land Acres\*: 0.2087

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

YARBROUGH RONALD
YARBROUGH BUNNA
Primary Owner Address:
7917 SHANNON LN

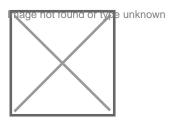
Deed Date: 3/30/2000
Deed Volume: 0014345
Deed Page: 0000365

FORT WORTH, TX 76180-5736 Instrument: 00143450000365

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YARBROUGH GUY W	12/31/1900	00000000000000	0000000	0000000

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



**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	\$191,580	\$55,000	\$246,580	\$246,580
2024	\$191,580	\$55,000	\$246,580	\$244,765
2023	\$184,398	\$55,000	\$239,398	\$222,514
2022	\$197,071	\$25,000	\$222,071	\$202,285
2021	\$158,895	\$25,000	\$183,895	\$183,895
2020	\$202,458	\$25,000	\$227,458	\$176,513

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

## **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.

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