



**Address:** [7916 SHANNON LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750-7-11  
**Subdivision:** EMERALD HILLS ADDITION  
**Neighborhood Code:** 3M130H

**Latitude:** 32.8466674899  
**Longitude:** -97.2101199936  
**TAD Map:** 2084-428  
**MAPSCO:** TAR-052F



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 7 Lot 11

**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:** \$198,264

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

**Site Number:** 00853534

**Site Name:** EMERALD HILLS ADDITION-7-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,328

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,405

**Land Acres<sup>\*</sup>:** 0.1929

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

DALIPE JULIE A LIVING TRUST

**Primary Owner Address:**

7916 SHANNON LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 10/16/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215239342](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DALIPE JULIE A	9/30/2010	<a href="#">D210249707</a>	0000000	0000000
WALKER GOOD HOMES LLC	5/12/2010	<a href="#">D210112022</a>	0000000	0000000
HOOPER LUIS	12/31/1900	0000000000000000	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	\$143,264	\$55,000	\$198,264	\$198,264
2024	\$143,264	\$55,000	\$198,264	\$191,085
2023	\$138,192	\$55,000	\$193,192	\$173,714
2022	\$146,119	\$25,000	\$171,119	\$157,922
2021	\$118,565	\$25,000	\$143,565	\$143,565
2020	\$152,285	\$25,000	\$177,285	\$136,732

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.