



**Address:** [7920 SHANNON LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750-7-12  
**Subdivision:** EMERALD HILLS ADDITION  
**Neighborhood Code:** 3M130H

**Latitude:** 32.8466654218  
**Longitude:** -97.2098933595  
**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 12

**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:** \$252,240

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

**Site Number:** 00853542

**Site Name:** EMERALD HILLS ADDITION-7-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,925

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,303

**Land Acres<sup>\*</sup>:** 0.1906

**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:**

BALLARD LEE EDWARD

**Primary Owner Address:**

7920 SHANNON LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 5/31/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218117516](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVENS J CRAIG;STEVENS JEAN MARIE	1/1/2018	<a href="#">D218031059</a>		
ALLEN KATIE M;STEVENS CHARLES N	9/2/2015	<a href="#">D215201405</a>		
STEVENS J C;STEVENS JEAN	10/10/1986	00087130001123	0008713	0001123
STEVENS D B	12/1/1981	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	\$197,240	\$55,000	\$252,240	\$252,240
2024	\$197,240	\$55,000	\$252,240	\$235,587
2023	\$189,808	\$55,000	\$244,808	\$214,170
2022	\$203,088	\$25,000	\$228,088	\$194,700
2021	\$152,000	\$25,000	\$177,000	\$177,000
2020	\$152,000	\$25,000	\$177,000	\$177,000

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.