



**Address:** [8101 EMERALD HILLS WAY](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 21315-9-1A  
**Subdivision:** IRISH MEADOWS ADDITION  
**Neighborhood Code:** 3M130B

**Latitude:** 32.8484773912  
**Longitude:** -97.2079391337  
**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:** IRISH MEADOWS ADDITION  
Block 9 Lot 1A

**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:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$295,426

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

**Site Number:** 01440675

**Site Name:** IRISH MEADOWS ADDITION-9-1A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,285

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,795

**Land Acres<sup>\*</sup>:** 0.2707

**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:**

FLATT LINDSEY NICOLE  
FLATT SHANNON LEE

**Primary Owner Address:**

8101 EMERALD HILLS WAY  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 12/7/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218269378](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILES CINDY L;GILES TIM A	7/6/2018	<a href="#">D218147493</a>		
FORD JOSHUA	11/17/2010	<a href="#">D210315245</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	9/7/2010	<a href="#">D210225053</a>	0000000	0000000
BOORTZ JENNIFER;BOORTZ RODNEY	1/19/2007	<a href="#">D207027696</a>	0000000	0000000
WEATHERBY LARRY M;WEATHERBY TATJAN	4/24/1997	00127500000348	0012750	0000348
JOHNSON KEVIN D ETAL	9/15/1989	00097070000328	0009707	0000328
KUJAK DORIS M	12/31/1900	00076500002061	0007650	0002061
STEVE SIMPSON BLDRS	12/30/1900	00074490000425	0007449	0000425

## 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	\$252,676	\$42,750	\$295,426	\$272,285
2024	\$252,676	\$42,750	\$295,426	\$247,532
2023	\$217,098	\$42,750	\$259,848	\$225,029
2022	\$176,072	\$28,500	\$204,572	\$204,572
2021	\$163,530	\$28,500	\$192,030	\$192,030
2020	\$164,859	\$28,500	\$193,359	\$193,359

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.