



**Address:** [8301 EMERALD CIR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750H-1-1  
**Subdivision:** EMERALD LAKES ADDITION  
**Neighborhood Code:** 3M130C

**Latitude:** 32.8474363133  
**Longitude:** -97.2052797152  
**TAD Map:** 2090-428  
**MAPSCO:** TAR-052C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EMERALD LAKES ADDITION  
Block 1 Lot 1

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06595650

**Site Name:** EMERALD LAKES ADDITION-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,028

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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:**

HAMMON KEVIN

**Primary Owner Address:**

8301 EMERALD CIR  
FORT WORTH, TX 76180

**Deed Date:** 5/6/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222120629](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONTRACTOR BUSHRASULTANA Z;HASHEMI NIZAMUDDIN Z	11/10/2021	<a href="#">D221335459</a>		
ZILLOW HOMES PROPERTY TRUST	7/30/2021	<a href="#">D221221148</a>		
ESPINO NAHUM	3/15/2019	<a href="#">D219051374</a>		
HORAN-LODWICK SANDRA;LODWICK GENE F	2/16/2018	<a href="#">D218034916</a>		
MCFATRIDGE LAURA;MCFATRIDGE MICHAEL	4/30/2014	<a href="#">D214089282</a>	0000000	0000000
NGUYEN CARINE HUYEN	11/11/2009	<a href="#">D214067003</a>	0000000	0000000
SANCHEZ JAMES R	3/22/2001	00147910000014	0014791	0000014
GODWIN BYRON N;GODWIN THERESA M	7/17/1998	001332900000087	0013329	0000087
MCBROOM HOMES INC	10/27/1997	001297600000111	0012976	0000111
GENERAL HOMES CORP	8/6/1996	001246800000947	0012468	0000947
CHALLENGE DEVELOPMENT INC	1/1/1993	000000000000000	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	\$327,718	\$85,000	\$412,718	\$412,718
2024	\$327,718	\$85,000	\$412,718	\$412,718
2023	\$345,000	\$85,000	\$430,000	\$430,000
2022	\$325,722	\$45,000	\$370,722	\$370,722
2021	\$238,233	\$45,000	\$283,233	\$283,233
2020	\$245,704	\$45,000	\$290,704	\$290,704

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

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- 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.