

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 06595650

Address: 8301 EMERALD CIR
City: NORTH RICHLAND HILLS
Georeference: 12750H-1-1

Subdivision: EMERALD LAKES ADDITION

Neighborhood Code: 3M130C

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

Latitude: 32.8474363133

Longitude: -97.2052797152

TAD Map: 2090-428

MAPSCO: TAR-052C

## 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+++: 2,028
Percent Complete: 100%

Land Sqft\*: 9,000 Land Acres\*: 0.2066

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner: HAMMON KEVIN

**Primary Owner Address:** 

8301 EMERALD CIR FORT WORTH, TX 76180 Deed Volume: Deed Page:

Instrument: D222120629

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONTRACTOR BUSHRASULTANA Z;HASHEMI NIZAMUDDIN Z	11/10/2021	D221335459		
ZILLOW HOMES PROPERTY TRUST	7/30/2021	D221221148		
ESPINO NAHUM	3/15/2019	D219051374		
HORAN-LODWICK SANDRA;LODWICK GENE F	2/16/2018	D218034916		
MCFATRIDGE LAURA;MCFATRIDGE MICHAEL	4/30/2014	D214089282	0000000	0000000
NGUYEN CARINE HUYEN	11/11/2009	D214067003	0000000	0000000
SANCHEZ JAMES R	3/22/2001	00147910000014	0014791	0000014
GODWIN BYRON N;GODWIN THERESA M	7/17/1998	00133290000087	0013329	0000087
MCBROOM HOMES INC	10/27/1997	00129760000111	0012976	0000111
GENERAL HOMES CORP	8/6/1996	00124680000947	0012468	0000947
CHALLENGE DEVELOPMENT INC	1/1/1993	00000000000000	0000000	0000000

## **VALUES**

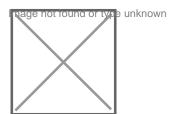
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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<sup>+</sup> 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.

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