



Address: [8361 EMERALD CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 12750H-1-16
Subdivision: EMERALD LAKES ADDITION
Neighborhood Code: 3M130C

Latitude: 32.8458203388
Longitude: -97.2038330997
TAD Map: 2090-428
MAPSCO: TAR-052G



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 16

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: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$409,062

Protest Deadline Date: 5/24/2024

Site Number: 06595812

Site Name: EMERALD LAKES ADDITION-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,412

Percent Complete: 100%

Land Sqft^{*}: 12,023

Land Acres^{*}: 0.2760

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:

CIARAVINO LAURA LEE

Primary Owner Address:

8361 EMERALD CIR
FORT WORTH, TX 76180-5778

Deed Date: 6/29/2018

Deed Volume:

Deed Page:

Instrument: [D218142996](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CIARAVINO LAURA LEE;CIARAVINO M	1/17/2006	D206021684	0000000	0000000
DAVIS BARBARA L;DAVIS JAMES R	8/15/1994	00117020000926	0011702	0000926
RIPPLE LANCEY J;RIPPLE TAMMY F	6/1/1994	00116090000628	0011609	0000628
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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$324,062	\$85,000	\$409,062	\$409,062
2024	\$324,062	\$85,000	\$409,062	\$376,784
2023	\$349,026	\$85,000	\$434,026	\$342,531
2022	\$323,860	\$45,000	\$368,860	\$311,392
2021	\$238,084	\$45,000	\$283,084	\$283,084
2020	\$259,808	\$45,000	\$304,808	\$304,808

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.