



Address: [8365 EMERALD CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 12750H-1-17
Subdivision: EMERALD LAKES ADDITION
Neighborhood Code: 3M130C

Latitude: 32.8458515265
Longitude: -97.2041387669
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 17

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: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$505,000

Protest Deadline Date: 5/24/2024

Site Number: 06595820

Site Name: EMERALD LAKES ADDITION-1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,061

Percent Complete: 100%

Land Sqft^{*}: 7,520

Land Acres^{*}: 0.1726

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:

FITCH TREVOR JAMES

Primary Owner Address:

8365 EMERALD CIR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 4/10/2019

Deed Volume:

Deed Page:

Instrument: [D219075559](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICKSON ABBY;HICKSON TODD	7/9/2015	D215152119		
TAB STRATEGIES LLC	3/27/2012	D212082090	0000000	0000000
MIAN RAZA	12/7/2011	D211299862	0000000	0000000
MOLINA MIGUEL A	3/21/2000	00142660000465	0014266	0000465
GARY PANNO INC	4/8/1999	00137590000210	0013759	0000210
MCBROOM HOMES INC	10/27/1997	00129760000111	0012976	0000111
GENERAL HOMES CORP	7/10/1995	00120230001430	0012023	0001430
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	\$390,000	\$85,000	\$475,000	\$475,000
2024	\$420,000	\$85,000	\$505,000	\$473,915
2023	\$449,000	\$85,000	\$534,000	\$430,832
2022	\$346,665	\$45,000	\$391,665	\$391,665
2021	\$330,000	\$45,000	\$375,000	\$375,000
2020	\$342,500	\$45,000	\$387,500	\$387,500

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)
- DISABLED VET 70 to 99 PCT 11.22

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.