



**Address:** [8401 EMERALD CIR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750H-1-19  
**Subdivision:** EMERALD LAKES ADDITION  
**Neighborhood Code:** 3M130C

**Latitude:** 32.8459370207  
**Longitude:** -97.2046014083  
**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 19

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06595847

**Site Name:** EMERALD LAKES ADDITION-1-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,919

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,801

**Land Acres<sup>\*</sup>:** 0.1790

**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:**

BABCOCK MATTHEW D

BABCOCK VICTORIA

**Primary Owner Address:**

8401 EMERALD CIR

NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 10/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221305612](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUZEY GOKSEL	12/10/1999	00141420000093	0014142	0000093
MCBROOM HOMES INC	10/27/1997	00129760000111	0012976	0000111
GENERAL HOMES CORP	10/10/1995	00121320002144	0012132	0002144
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 <sup>+</sup>
2025	\$320,595	\$85,000	\$405,595	\$405,595
2024	\$320,595	\$85,000	\$405,595	\$405,595
2023	\$305,000	\$85,000	\$390,000	\$390,000
2022	\$318,624	\$45,000	\$363,624	\$363,624
2021	\$229,830	\$45,000	\$274,830	\$274,830
2020	\$229,830	\$45,000	\$274,830	\$274,830

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.