



Address: [8405 EMERALD CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 12750H-1-20
Subdivision: EMERALD LAKES ADDITION
Neighborhood Code: 3M130C

Latitude: 32.8460074188
Longitude: -97.2047957933
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 20

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: 1999

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 06595855

Site Name: EMERALD LAKES ADDITION-1-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,075

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

PELTIER ANGELA

PELTIER JESSE

Primary Owner Address:

205 BANDIT TRL
COLLEYVILLE, TX 76034

Deed Date: 10/11/2017

Deed Volume:

Deed Page:

Instrument: [D217236541](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOLFE MICHAEL A;WOLFE SARAH R G	7/2/2015	D215231177		
BOARDWALK PROPERTIES	4/30/2015	D215090971		
TREST KATHERINE JUANITA	8/24/2012	000000000000000	0000000	0000000
TREST WILLIAM LANSIN EST	9/29/2003	D203399973	0000000	0000000
TREST PAMELA J;TREST WM L	12/6/1999	00141370000385	0014137	0000385
MCBROOM HOMES INC	10/27/1997	00129760000111	0012976	0000111
GENERAL HOMES CORP	1/4/1996	00122220001047	0012222	0001047
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 ⁺
2025	\$199,285	\$85,000	\$284,285	\$284,285
2024	\$260,000	\$85,000	\$345,000	\$345,000
2023	\$353,628	\$85,000	\$438,628	\$438,628
2022	\$321,500	\$45,000	\$366,500	\$366,500
2021	\$215,329	\$45,000	\$260,329	\$260,329
2020	\$215,329	\$45,000	\$260,329	\$260,329

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

There are no exemptions for this property

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.