



Address: [8417 EMERALD CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 12750H-1-23
Subdivision: EMERALD LAKES ADDITION
Neighborhood Code: 3M130C

Latitude: 32.8461378033
Longitude: -97.2054199613
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 23

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: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$424,383

Protest Deadline Date: 5/24/2024

Site Number: 06595898

Site Name: EMERALD LAKES ADDITION-1-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,343

Percent Complete: 100%

Land Sqft^{*}: 9,375

Land Acres^{*}: 0.2152

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MORRIS WAYNE T

Primary Owner Address:

8417 EMERALD CIR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 6/5/2000

Deed Volume: 0014374

Deed Page: 0000371

Instrument: 00143740000371

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASTLE CREEK INVESTMENTS INC	3/11/1999	00137250000238	0013725	0000238
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	\$322,408	\$85,000	\$407,408	\$366,026
2024	\$339,383	\$85,000	\$424,383	\$332,751
2023	\$389,000	\$85,000	\$474,000	\$302,501
2022	\$348,237	\$45,000	\$393,237	\$275,001
2021	\$205,001	\$45,000	\$250,001	\$250,001
2020	\$205,001	\$45,000	\$250,001	\$250,001

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.