



Address: [8429 EMERALD CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 12750H-1-26
Subdivision: EMERALD LAKES ADDITION
Neighborhood Code: 3M130C

Latitude: 32.8461402246
Longitude: -97.2061526264
TAD Map: 2090-428
MAPSCO: TAR-052F



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 26

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: 2001

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 06595936

Site Name: EMERALD LAKES ADDITION-1-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,759

Percent Complete: 100%

Land Sqft^{*}: 9,375

Land Acres^{*}: 0.2152

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:

THOMAS E AND CATHERINE A DUCH TRUST

Primary Owner Address:

8429 EMERALD CIR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 9/23/2021

Deed Volume:

Deed Page:

Instrument: [D221278437](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUCH CATHERINE A;DUCH THOMAS	6/30/2017	D217158171		
JKR REAL ESTATE, LLC	4/19/2016	D216082401		
RHONE JEFFREY A	4/23/2015	D215083022		
CASH HOUSE BUYERS USA LLC	4/22/2015	D215083231		
RHONE JEFFREY A	4/22/2015	D215083022		
O'STEEN HAROLD JR;O'STEEN LAVERN	4/27/2001	00148560000217	0014856	0000217
CASTLE CREEK INVESTMENTS INC	3/11/1999	00137250000236	0013725	0000236
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	\$205,345	\$85,000	\$290,345	\$290,345
2024	\$260,402	\$85,000	\$345,402	\$345,402
2023	\$292,962	\$85,000	\$377,962	\$377,962
2022	\$186,607	\$45,000	\$231,607	\$231,607
2021	\$186,607	\$45,000	\$231,607	\$231,607
2020	\$186,607	\$45,000	\$231,607	\$231,607

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.