



Address: [8441 EMERALD CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 12750H-1-29
Subdivision: EMERALD LAKES ADDITION
Neighborhood Code: 3M130C

Latitude: 32.8462860942
Longitude: -97.2068806561
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 29

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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$455,000

Protest Deadline Date: 5/24/2024

Site Number: 06595960

Site Name: EMERALD LAKES ADDITION-1-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,963

Percent Complete: 100%

Land Sqft^{*}: 9,142

Land Acres^{*}: 0.2098

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:

DANG DAVID
DANG DAO TRIEU

Primary Owner Address:

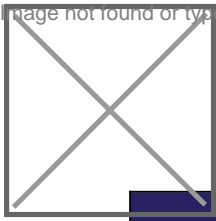
8441 EMERALD CIR
FORT WORTH, TX 76180-5779

Deed Date: 9/14/1998

Deed Volume: 0013430

Deed Page: 0000343

Instrument: 00134300000343



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARQUISE HOMES INC	11/4/1997	00129750000540	0012975	0000540
LONE STAR REALTY INV INC	9/26/1997	00129310000438	0012931	0000438
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	\$370,000	\$85,000	\$455,000	\$455,000
2024	\$370,000	\$85,000	\$455,000	\$445,764
2023	\$394,000	\$85,000	\$479,000	\$371,470
2022	\$356,000	\$45,000	\$401,000	\$337,700
2021	\$262,000	\$45,000	\$307,000	\$307,000
2020	\$262,000	\$45,000	\$307,000	\$307,000

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.