



**Address:** [8449 EMERALD CIR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750H-1-31  
**Subdivision:** EMERALD LAKES ADDITION  
**Neighborhood Code:** 3M130C

**Latitude:** 32.8467061736  
**Longitude:** -97.2069566967  
**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 31

**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:** \$411,154  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06595987  
**Site Name:** EMERALD LAKES ADDITION-1-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,011  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,250  
**Land Acres<sup>\*</sup>:** 0.1893  
**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:**  
JOHNSON JONATHAN  
**Primary Owner Address:**  
8449 EMERALD CIR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 8/16/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217190033](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POOLE GEORGETTE;POOLE MICHAEL	4/1/2008	<a href="#">D208133450</a>	0000000	0000000
JPMORGAN CHASE BANK	7/5/2006	<a href="#">D206237261</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	6/6/2006	<a href="#">D206208431</a>	0000000	0000000
LAI EDWIN W	10/28/2005	<a href="#">D205335610</a>	0000000	0000000
CHAPMAN M K HERRING;CHAPMAN T B	7/6/2004	<a href="#">D204208854</a>	0000000	0000000
HOUSEHOLD FINANCE CORP	5/4/2004	<a href="#">D204149959</a>	0000000	0000000
JACKSON CANDY A	10/29/1998	00134980000348	0013498	0000348
MCBROOM HOMES INC	4/16/1998	00131800000488	0013180	0000488
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	\$326,154	\$85,000	\$411,154	\$411,154
2024	\$326,154	\$85,000	\$411,154	\$375,355
2023	\$350,500	\$85,000	\$435,500	\$341,232
2022	\$324,164	\$45,000	\$369,164	\$310,211
2021	\$237,010	\$45,000	\$282,010	\$282,010
2020	\$244,452	\$45,000	\$289,452	\$289,452

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.