



**Address:** [8404 EMERALD CIR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750H-2-2  
**Subdivision:** EMERALD LAKES ADDITION  
**Neighborhood Code:** 3M130C

**Latitude:** 32.8465129866  
**Longitude:** -97.2046751753  
**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 2 Lot 2

**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:** 1997

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$376,416

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06596096

**Site Name:** EMERALD LAKES ADDITION-2-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,234

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,568

**Land Acres<sup>\*</sup>:** 0.2196

**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:**

PERRY BENJAMIN  
PERRY EMILY

**Primary Owner Address:**

8404 EMERALD CR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 9/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220251923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARLSON MARY	12/18/2016	142-16-185002		
CARLSON BILLY J EST JR;CARLSON MARY	5/12/1997	00127780000531	0012778	0000531
GENERAL HOMES CORP	1/4/1996	00122220001047	0012222	0001047
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	\$291,416	\$85,000	\$376,416	\$376,416
2024	\$291,416	\$85,000	\$376,416	\$356,442
2023	\$294,923	\$85,000	\$379,923	\$324,038
2022	\$289,840	\$45,000	\$334,840	\$294,580
2021	\$222,800	\$45,000	\$267,800	\$267,800
2020	\$252,108	\$45,000	\$297,108	\$295,340

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.