



Address: [8408 EMERALD CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 12750H-2-3
Subdivision: EMERALD LAKES ADDITION
Neighborhood Code: 3M130C

Latitude: 32.846591629
Longitude: -97.2048776819
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 3

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: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$477,593

Protest Deadline Date: 5/24/2024

Site Number: 06596118

Site Name: EMERALD LAKES ADDITION-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,792

Percent Complete: 100%

Land Sqft^{*}: 10,471

Land Acres^{*}: 0.2403

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:

EAGER RICHARD
EAGER TRACY

Primary Owner Address:

8408 EMERALD CIR
FORT WORTH, TX 76180-5776

Deed Date: 9/14/2001

Deed Volume: 0015143

Deed Page: 0000139

Instrument: 00151430000139

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COVINGTON KYLE;COVINGTON LISA B	8/28/1997	00129050000434	0012905	0000434
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 ⁺
2025	\$392,593	\$85,000	\$477,593	\$477,593
2024	\$392,593	\$85,000	\$477,593	\$438,313
2023	\$422,150	\$85,000	\$507,150	\$398,466
2022	\$364,389	\$45,000	\$409,389	\$362,242
2021	\$284,311	\$45,000	\$329,311	\$329,311
2020	\$293,338	\$45,000	\$338,338	\$332,438

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.