



Address: [8420 EMERALD CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 12750H-2-6
Subdivision: EMERALD LAKES ADDITION
Neighborhood Code: 3M130C

Latitude: 32.8466193869
Longitude: -97.2055651016
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 2 Lot 6

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: 1996

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$436,844

Protest Deadline Date: 5/24/2024

Site Number: 06596142

Site Name: EMERALD LAKES ADDITION-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,154

Percent Complete: 100%

Land Sqft^{*}: 8,125

Land Acres^{*}: 0.1865

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

VALENTINE MELANIE

Primary Owner Address:

8420 EMERALD CIR
FORT WORTH, TX 76180-5776

Deed Date: 12/6/2017

Deed Volume:

Deed Page:

Instrument: [D217281503](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VENEZIE MARK A	1/20/2003	00163190000441	0016319	0000441
VENEZIE DESIREE A; VENEZIE MARK A	9/17/1996	00125470000014	0012547	0000014
GENERAL HOMES CORP	4/5/1996	00123290001111	0012329	0001111
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	\$351,844	\$85,000	\$436,844	\$436,844
2024	\$351,844	\$85,000	\$436,844	\$400,596
2023	\$376,680	\$85,000	\$461,680	\$364,178
2022	\$307,900	\$45,000	\$352,900	\$331,071
2021	\$255,974	\$45,000	\$300,974	\$300,974
2020	\$263,571	\$45,000	\$308,571	\$308,571

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.