



Address: [8300 EMERALD CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 12750H-2-17
Subdivision: EMERALD LAKES ADDITION
Neighborhood Code: 3M130C

Latitude: 32.8469623476
Longitude: -97.2053679723
TAD Map: 2090-428
MAPSCO: TAR-052C



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 17

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: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$399,746

Protest Deadline Date: 5/24/2024

Site Number: 06596266

Site Name: EMERALD LAKES ADDITION-2-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,343

Percent Complete: 100%

Land Sqft^{*}: 8,125

Land Acres^{*}: 0.1865

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:

HATCHETT RICHARD C II
HATCHETT SAUNDRA LYNN

Primary Owner Address:

8300 EMERALD CIR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 12/3/2021

Deed Volume:

Deed Page:

Instrument: [D221357795](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HATCHETT II RICHARD C	5/12/2016	D216100969		
COMPLEX PACKAGING LLC	8/17/2004	D204261759	0000000	0000000
RIGHT CHOICE INVESTMENTS	7/6/2004	D204217369	0000000	0000000
GALEY PATRICIA J	1/2/2001	D204059596	0000000	0000000
HEAVIN GARY;HEAVIN JANINE GALEY	12/20/1996	00126360000875	0012636	0000875
CLASSIC CONCEPTS DEV LTD	12/19/1996	00126360000872	0012636	0000872
HAMPTON HARRY E;HAMPTON RUTH BAKER	2/7/1995	00118760001776	0011876	0001776
RIPPLE LANCEY J;RIPPLE TAMMY F	8/11/1993	00111930000271	0011193	0000271
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	\$290,000	\$85,000	\$375,000	\$375,000
2024	\$314,746	\$85,000	\$399,746	\$366,500
2023	\$339,235	\$85,000	\$424,235	\$333,182
2022	\$297,023	\$45,000	\$342,023	\$302,893
2021	\$230,357	\$45,000	\$275,357	\$275,357
2020	\$241,331	\$45,000	\$286,331	\$260,150

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.