



Address: [8304 EMERALD CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 12750H-2-18
Subdivision: EMERALD LAKES ADDITION
Neighborhood Code: 3M130C

Latitude: 32.8469616553
Longitude: -97.2051563073
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 18

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

Protest Deadline Date: 5/24/2024

Site Number: 06596274

Site Name: EMERALD LAKES ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,163

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:

MCARDLE ALEXANDER SCOTT

MCARDLE MEGAN LIANNE

Primary Owner Address:

8304 EMERALD CIR

NORTH RICHLAND HILLS, TX 76180

Deed Date: 7/27/2022

Deed Volume:

Deed Page:

Instrument: [D222188107](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHARDS HANNAH M;RICHARDS HOUSTON L	12/11/2015	D215278226		
WHITMORE SHONNA;WHITMORE TIMOTHY	10/5/2006	D206339124	0000000	0000000
ADAMS CHRIS;ADAMS TAMMY	6/24/1999	00138870000436	0013887	0000436
LARSON DARLENE J;LARSON LARR W	6/10/1994	00116230002017	0011623	0002017
FOUTS LINVILLE L	10/5/1993	00112760001157	0011276	0001157
CHALLENGE DEVELOPMENT INC	1/1/1993	000000000000000	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	\$306,733	\$85,000	\$391,733	\$391,733
2024	\$306,733	\$85,000	\$391,733	\$391,733
2023	\$330,553	\$85,000	\$415,553	\$415,553
2022	\$287,110	\$45,000	\$332,110	\$293,113
2021	\$224,682	\$45,000	\$269,682	\$266,466
2020	\$245,884	\$45,000	\$290,884	\$242,242

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.