



**Address:** [8340 EMERALD CIR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750H-2-23  
**Subdivision:** EMERALD LAKES ADDITION  
**Neighborhood Code:** 3M130C

**Latitude:** 32.8468306999  
**Longitude:** -97.2042338776  
**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 23

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$410,719

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

**Site Number:** 06596320

**Site Name:** EMERALD LAKES ADDITION-2-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,977

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,602

**Land Acres<sup>\*</sup>:** 0.1745

**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:**

LANDERS ALICE J

**Primary Owner Address:**

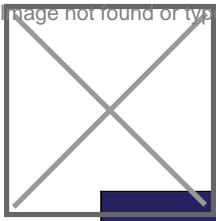
8340 EMERALD CIR  
NORTH RICHLAND HILLS, TX 76180-5774

**Deed Date:** 7/19/2002

**Deed Volume:** 0015849

**Deed Page:** 0000339

**Instrument:** 00158490000339



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNLAP JACOB D;DUNLAP TRACY L	4/30/1999	00138040000369	0013804	0000369
MCBROOM HOMES INC	10/27/1997	00129760000111	0012976	0000111
GENERAL HOMES CORP	10/10/1995	00121320002144	0012132	0002144
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	\$325,719	\$85,000	\$410,719	\$410,719
2024	\$325,719	\$85,000	\$410,719	\$375,114
2023	\$349,988	\$85,000	\$434,988	\$341,013
2022	\$323,725	\$45,000	\$368,725	\$310,012
2021	\$236,829	\$45,000	\$281,829	\$281,829
2020	\$244,245	\$45,000	\$289,245	\$289,245

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.