



**Address:** [7817 EMERALD HILLS WAY](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750-1-4  
**Subdivision:** EMERALD HILLS ADDITION  
**Neighborhood Code:** 3M130H

**Latitude:** 32.8487360835  
**Longitude:** -97.2128699438  
**TAD Map:** 2084-428  
**MAPSCO:** TAR-052B



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** EMERALD HILLS ADDITION  
Block 1 Lot 4

**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:** 1968

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00852007

**Site Name:** EMERALD HILLS ADDITION-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,800

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,456

**Land Acres<sup>\*</sup>:** 0.1941

**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:**

BARRETT JENNIFER LYNNE  
BARRETT GRANT

**Deed Date:** 1/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217031046](#)

**Primary Owner Address:**

7817 EMERALD HILLS WAY  
NORTH RICHLAND HILLS, TX 76180

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MACARTHUR JOHN;MACARTHUR KRISTI L	1/25/2005	<a href="#">D205030042</a>	0000000	0000000
LOPEZ CHRISTINA;LOPEZ LEON JR	7/9/1986	00086070001298	0008607	0001298
BARBER DAVID W	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$146,697	\$55,000	\$201,697	\$201,697
2023	\$159,169	\$55,000	\$214,169	\$203,265
2022	\$171,690	\$25,000	\$196,690	\$184,786
2021	\$142,987	\$25,000	\$167,987	\$167,987
2020	\$188,362	\$25,000	\$213,362	\$185,202

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)
- DISABLED VET 50 to 69 PCT 11.22

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.