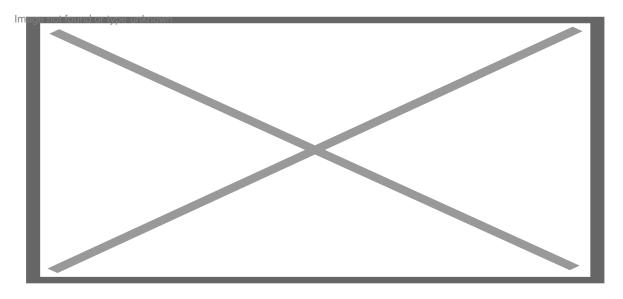


# Tarrant Appraisal District Property Information | PDF Account Number: 00852058

# Address: <u>7833 EMERALD HILLS WAY</u> City: NORTH RICHLAND HILLS Georeference: 12750-1-8

Subdivision: EMERALD HILLS ADDITION Neighborhood Code: 3M130H Latitude: 32.8485857902 Longitude: -97.2119734623 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 8

### Jurisdictions:

CITY OF N RICHLAND HILLS (018) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902)

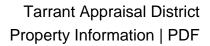
### State Code: A

Year Built: 1970 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 00852058 Site Name: EMERALD HILLS ADDITION-1-8 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,214 Percent Complete: 100% Land Sqft\*: 8,554 Land Acres\*: 0.1963 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**





TRAN LOI DUC TRAN MAI THI

Primary Owner Address:

7833 EMERALD HILL WAY NORTH RICHLAND HILLS, TX 76180-5716 Deed Date: 9/14/1992 Deed Volume: 0010776 Deed Page: 0000031 Instrument: 00107760000031

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MALONEY GERALD G JR	12/5/1984	00080340002230	0008034	0002230
MERRILL LYNCH RELOCATION MGMT	4/12/1984	00080340002227	0008034	0002227
PAUL JOSEPH ANDIA	12/31/1900	00069270001334	0006927	0001334

### 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$129,990	\$55,000	\$184,990	\$176,838
2023	\$125,300	\$55,000	\$180,300	\$160,762
2022	\$133,334	\$25,000	\$158,334	\$146,147
2021	\$107,861	\$25,000	\$132,861	\$132,861
2020	\$139,681	\$25,000	\$164,681	\$124,170

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.