

# Tarrant Appraisal District Property Information | PDF Account Number: 00852252

### Address: 8001 LIMERICK LN

City: NORTH RICHLAND HILLS Georeference: 12750-1-26 Subdivision: EMERALD HILLS ADDITION Neighborhood Code: 3M130H Latitude: 32.850091889 Longitude: -97.2092476597 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 26

#### Jurisdictions:

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

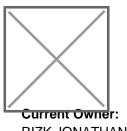
### State Code: A

Year Built: 1967 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 00852252 Site Name: EMERALD HILLS ADDITION-1-26 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,811 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,842 Land Acres<sup>\*</sup>: 0.1800 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



RIZK JONATHAN MANHARY MARINA

Primary Owner Address: 20822 12TH AVE W LYNNWOOD, WA 98036 Deed Date: 5/3/2022 Deed Volume: Deed Page: Instrument: D222117616

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REI NATION LLC	11/5/2021	D221326934		
JENKINS DALE R;JENKINS KAYLA	5/29/2020	D220281896		
JENKINS JO ANNE	4/12/2020	D220281897		
JENKINS TOLBERT D EST	4/11/2020	2020-PR02052-1		
JENKINS TOLBERT D	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$225,000	\$55,000	\$280,000	\$280,000
2023	\$305,493	\$55,000	\$360,493	\$360,493
2022	\$181,127	\$25,000	\$206,127	\$206,127
2021	\$146,406	\$25,000	\$171,406	\$171,406
2020	\$194,590	\$25,000	\$219,590	\$156,541

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**

#### There are no exemptions for this property

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.