



**Address:** [8416 EMERALD CIR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 12750H-2-5  
**Subdivision:** EMERALD LAKES ADDITION  
**Neighborhood Code:** 3M130C

**Latitude:** 32.846618638  
**Longitude:** -97.2053529294  
**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 5

**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

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

**Site Number:** 06596134

**Site Name:** EMERALD LAKES ADDITION-2-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,602

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,163

**Land Acres<sup>\*</sup>:** 0.1873

**Pool:** Y

<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:**

RYBALCHENKO ANDREY

**Primary Owner Address:**

8416 EMERALD CIR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 7/24/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223131520](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COHEN ARTHUR N	4/27/2023	<a href="#">D223131519</a>		
COHEN ALYCE F;COHEN ARTHUR N	3/9/2017	<a href="#">D217054864</a>		
LANIER DELLA;LANIER ROBERT A	4/18/2012	<a href="#">D212096012</a>	0000000	0000000
BOYKIN JANICE;BOYKIN RICHARD	8/3/1999	00139740000404	0013974	0000404
MCBROOM HOMES INC	10/27/1997	00129760000111	0012976	0000111
GENERAL HOMES CORP	1/4/1996	00122220001047	0012222	0001047
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	\$394,197	\$85,000	\$479,197	\$479,197
2024	\$394,197	\$85,000	\$479,197	\$479,197
2023	\$422,247	\$85,000	\$507,247	\$400,964
2022	\$386,867	\$45,000	\$431,867	\$364,513
2021	\$286,375	\$45,000	\$331,375	\$331,375
2020	\$294,937	\$45,000	\$339,937	\$339,937

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.