



**Address:** [240 EMMA ST](#)  
**City:** FORT WORTH  
**Georeference:** 28160-12-1  
**Subdivision:** NIES & ROUSE ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7684324793  
**Longitude:** -97.305638011  
**TAD Map:** 2054-400  
**MAPSCO:** TAR-063U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NIES & ROUSE ADDITION Block  
12 Lot 1

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 1939  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01869337  
**Site Name:** NIES & ROUSE ADDITION-12-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,333  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,850  
**Land Acres<sup>\*</sup>:** 0.1802  
**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:**  
MCDUGALD CAROL ANN EST  
MCDUGALD MACK  
**Primary Owner Address:**  
240 EMMA ST  
FORT WORTH, TX 76111-4005

**Deed Date:** 10/9/1992  
**Deed Volume:** 0010806  
**Deed Page:** 0001841  
**Instrument:** 00108060001841

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARNAR DIANE;HARNAR GREGORY W	7/9/1991	00103160001707	0010316	0001707
HARNAR FAYE;HARNAR JAMES J	4/8/1983	00074820000293	0007482	0000293



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	\$186,987	\$39,250	\$226,237	\$226,237
2024	\$186,987	\$39,250	\$226,237	\$226,237
2023	\$167,088	\$39,250	\$206,338	\$206,338
2022	\$149,271	\$27,475	\$176,746	\$176,746
2021	\$157,207	\$10,000	\$167,207	\$90,609
2020	\$138,795	\$10,000	\$148,795	\$82,372

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.