

Tarrant Appraisal District

Property Information | PDF

Account Number: 01869337

Address: 240 EMMA ST City: FORT WORTH Georeference: 28160-12-1

Subdivision: NIES & ROUSE ADDITION

Neighborhood Code: 3H050I

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

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

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+++: 1,333 Percent Complete: 100%

Land Sqft*: 7,850 Land Acres*: 0.1802

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

MCDUGALD CAROL ANN EST **Deed Date: 10/9/1992** MCDUGALD MACK Deed Volume: 0010806 **Primary Owner Address:** Deed Page: 0001841

240 EMMA ST

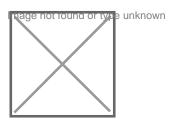
FORT WORTH, TX 76111-4005

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 |

07-13-2025 Page 1

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



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* |
|------|--------------------|-------------|--------------|------------------|
| 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.

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.

07-13-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.