



Address: [316 EMMA ST](#)
City: FORT WORTH
Georeference: 28160-16-7
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7692423145
Longitude: -97.3056242909
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
16 Lot 7

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: 1948

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01870173

Site Name: NIES & ROUSE ADDITION-16-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,384

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PEREZ LAURA
PEREZ RENE

Primary Owner Address:

316 EMMA ST
FORT WORTH, TX 76111

Deed Date: 8/9/2023

Deed Volume:

Deed Page:

Instrument: [D223153055 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAIRE ONTIVEROS LUIS ENRIQUE;SALAS CARINA	7/19/2014	D214155729		
WHITWORTH LORI;WHITWORTH RANDY	12/11/2013	D213312838	0000000	0000000
CHANCELLOR DEAN HEANLY	10/28/1993	000000000000000	0000000	0000000
CHANCELLOR FANNIE O EST	12/31/1900	000000000000000	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 ⁺
2025	\$200,549	\$35,000	\$235,549	\$235,549
2024	\$200,549	\$35,000	\$235,549	\$235,549
2023	\$180,335	\$35,000	\$215,335	\$153,927
2022	\$162,244	\$24,500	\$186,744	\$139,934
2021	\$117,213	\$10,000	\$127,213	\$127,213
2020	\$117,213	\$10,000	\$127,213	\$127,213

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.