



Address: [328 AVILA LN](#)
City: FORT WORTH
Georeference: 12751F-19-40
Subdivision: EMERALD PARK ADDITION - FW
Neighborhood Code: 2N100B

Latitude: 32.9281822286
Longitude: -97.3649955284
TAD Map:
MAPSCO: TAR-020N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EMERALD PARK ADDITION -
FW Block 19 Lot 40 PLAT D214055763

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)
State Code: A
Year Built: 2015
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 141724119
Site Name: EMERALD PARK ADDITION - FW Block 19 Lot 40
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,958
Percent Complete: 100%
Land Sqft^{*}: 7,033
Land Acres^{*}: 0.1614
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:
MCLAUGHLIN NICOLE
Primary Owner Address:
328 A VILA LN
HASLET, TX 76052
Deed Date: 7/14/2021
Deed Volume:
Deed Page:
Instrument: [D222018049](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLAUGHLIN DAVID H;MCLAUGHLIN NICOLE L	6/30/2015	D215143240		
DR HORTON - TEXAS LTD	1/1/2014	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	\$305,130	\$75,000	\$380,130	\$380,130
2024	\$305,130	\$75,000	\$380,130	\$380,130
2023	\$391,732	\$45,000	\$436,732	\$346,847
2022	\$308,675	\$45,000	\$353,675	\$315,315
2021	\$241,650	\$45,000	\$286,650	\$286,650
2020	\$228,891	\$45,000	\$273,891	\$273,891

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.