

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42041609

Latitude: 32.9205709433

**TAD Map:** 2036-456 MAPSCO: TAR-020S

Longitude: -97.3638488763

Address: 316 EMERALD CREEK DR

City: FORT WORTH

Georeference: 42439D-JJ-12

Subdivision: TRAILS OF FOSSIL CREEK PH I

Neighborhood Code: 2N100A

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



### PROPERTY DATA

Legal Description: TRAILS OF FOSSIL CREEK PH I

Block JJ Lot 12 Jurisdictions:

CITY OF FORT WORTH (026)

Site Number: 800003652

**TARRANT COUNTY (220)** Site Name: TRAILS OF FOSSIL CREEK PH I Block JJ Lot 12

TARRANT REGIONAL WATER DISTRICT Sité Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224) Parcels: 1

TARRANT COUNTY COLLEGE (225)

NORTHWEST ISD (911) Approximate Size+++: 1,979 State Code: A Percent Complete: 100%

Year Built: 2018 **Land Sqft**\*: 5,100 Personal Property Account: N/A Land Acres\*: 0.1171

Agent: OWNWELL INC (12140) Pool: N

+++ Rounded.

#### OWNER INFORMATION

Protest Deadline Date: 5/24/2024

**Current Owner:** 

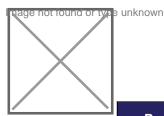
YAN JIE Deed Date: 11/30/2020 LIU BING

**Deed Volume: Primary Owner Address: Deed Page:** 316 EMERALD CREEK DR

Instrument: D220313846 FORT WORTH, TX 76131

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARK ALLIANCE LLC	1/23/2018	D218015340		
FOSSIL CREEK TRUST	4/30/2015	D215101532		
FOSSIL CREEK A2A LP	1/9/2015	D215096288		

## **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	\$230,677	\$65,000	\$295,677	\$295,677
2024	\$276,393	\$65,000	\$341,393	\$341,393
2023	\$319,000	\$45,000	\$364,000	\$364,000
2022	\$244,409	\$45,000	\$289,409	\$289,409
2021	\$203,209	\$45,000	\$248,209	\$248,209
2020	\$154,384	\$45,000	\$199,384	\$199,384

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.

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