



**Address:** [316 EMERALD CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 42439D-JJ-12  
**Subdivision:** TRAILS OF FOSSIL CREEK PH I  
**Neighborhood Code:** 2N100A

**Latitude:** 32.9205709433  
**Longitude:** -97.3638488763  
**TAD Map:** 2036-456  
**MAPSCO:** TAR-020S



Google Map or type unknown

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)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800003652  
**Site Name:** TRAILS OF FOSSIL CREEK PH I Block JJ Lot 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,979  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,100  
**Land Acres<sup>\*</sup>:** 0.1171  
**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:**

YAN JIE  
LIU BING

**Primary Owner Address:**  
316 EMERALD CREEK DR  
FORT WORTH, TX 76131

**Deed Date:** 11/30/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220313846](#)



| Previous Owners     | Date      | Instrument                 | Deed Volume | Deed Page |
|---------------------|-----------|----------------------------|-------------|-----------|
| MARK ALLIANCE LLC   | 1/23/2018 | <a href="#">D218015340</a> |             |           |
| FOSSIL CREEK TRUST  | 4/30/2015 | <a href="#">D215101532</a> |             |           |
| FOSSIL CREEK A2A LP | 1/9/2015  | <a href="#">D215096288</a> |             |           |

## 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 | \$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.

+ 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.