



Address: [312 EMERALD CREEK DR](#)
City: FORT WORTH
Georeference: 42439D-JJ-13
Subdivision: TRAILS OF FOSSIL CREEK PH I
Neighborhood Code: 2N100A

Latitude: 32.9205697546
Longitude: -97.3636833857
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 13

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: 2017
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$276,000
Protest Deadline Date: 5/24/2024

Site Number: 800003653
Site Name: TRAILS OF FOSSIL CREEK PH I Block JJ Lot 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,658
Percent Complete: 100%
Land Sqft^{*}: 5,100
Land Acres^{*}: 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:
EMERALD URBAN HOMES LLC
Primary Owner Address:
816 RIVER OAK AVE
EULESS, TX 76039

Deed Date: 1/17/2024
Deed Volume:
Deed Page:
Instrument: [D224011996](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHRESTHA KAPUR;SHRESTHA SHILU	2/8/2023	D223022250		
OPENDOOR PROPERTY TRUST 1	5/12/2022	D222126961		
NGUYEN JENNIFER M;SEVILLA CHESTER A	3/29/2018	D218068868		
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	\$211,000	\$65,000	\$276,000	\$276,000
2024	\$211,000	\$65,000	\$276,000	\$276,000
2023	\$230,000	\$45,000	\$275,000	\$275,000
2022	\$216,322	\$45,000	\$261,322	\$236,825
2021	\$170,295	\$45,000	\$215,295	\$215,295
2020	\$170,724	\$45,000	\$215,724	\$215,724

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.