



**Address:** [316 LEAD CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 42439D-KK-11  
**Subdivision:** TRAILS OF FOSSIL CREEK PH I  
**Neighborhood Code:** 2N100A

**Latitude:** 32.9212591984  
**Longitude:** -97.3640026606  
**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 KK Lot 11

**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)

**Site Number:** 800003682  
**Site Name:** TRAILS OF FOSSIL CREEK PH I Block KK Lot 11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,502  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1148  
**Pool:** N

**State Code:** A  
**Year Built:** 2018  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$275,879  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**

ALVAREZ HERNANDEZ ANISLAY  
FALCON MICHEL PILA  
**Primary Owner Address:**  
5413 SW 131ST TERR  
MIRAMAR, FL 33027

**Deed Date:** 7/18/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218159472](#)

| Previous Owners               | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| LONG VICTORY DEVELOPMENT CORP | 10/30/2017 | <a href="#">D217254294</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 | \$210,879          | \$65,000    | \$275,879    | \$275,879                    |
| 2024 | \$210,879          | \$65,000    | \$275,879    | \$267,003                    |
| 2023 | \$278,294          | \$45,000    | \$323,294    | \$242,730                    |
| 2022 | \$197,333          | \$45,000    | \$242,333    | \$220,664                    |
| 2021 | \$155,604          | \$45,000    | \$200,604    | \$200,604                    |
| 2020 | \$155,995          | \$45,000    | \$200,995    | \$200,995                    |

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.