



**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**+++ : 1,502  
**Percent Complete:** 100%  
**Land Sqft**\* : 5,000  
**Land Acres**\* : 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.