

## LOCATION

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**Address:** [316 EMMA ST](#)  
**City:** FORT WORTH  
**Georeference:** 28160-16-7  
**Subdivision:** NIES & ROUSE ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7692423145  
**Longitude:** -97.3056242909  
**TAD Map:** 2054-400  
**MAPSCO:** TAR-063U



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** NIES & ROUSE ADDITION Block  
16 Lot 7

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1948

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01870173

**Site Name:** NIES & ROUSE ADDITION-16-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,384

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

PEREZ LAURA

PEREZ RENE

**Primary Owner Address:**

316 EMMA ST  
FORT WORTH, TX 76111

**Deed Date:** 8/9/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223153055 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAIRE ONTIVEROS LUIS ENRIQUE;SALAS CARINA	7/19/2014	<a href="#">D214155729</a>		
WHITWORTH LORI;WHITWORTH RANDY	12/11/2013	<a href="#">D213312838</a>	0000000	0000000
CHANCELLOR DEAN HEANLY	10/28/1993	0000000000000000	0000000	0000000
CHANCELLOR FANNIE O EST	12/31/1900	0000000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$200,549	\$35,000	\$235,549	\$235,549
2023	\$180,335	\$35,000	\$215,335	\$153,927
2022	\$162,244	\$24,500	\$186,744	\$139,934
2021	\$117,213	\$10,000	\$127,213	\$127,213
2020	\$117,213	\$10,000	\$127,213	\$127,213

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.