



**Address:** [2616 GAINS MILL DR](#)  
**City:** FORT WORTH  
**Georeference:** 8662D-5-22  
**Subdivision:** CREEKSIDE ESTATES  
**Neighborhood Code:** 4S003B

**Latitude:** 32.6136956727  
**Longitude:** -97.3598158979  
**TAD Map:** 2042-344  
**MAPSCO:** TAR-104S



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

## PROPERTY DATA

**Legal Description:** CREEKSIDE ESTATES Block 5  
Lot 22

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800028743

**Site Name:** CREEKSIDE ESTATES 5 22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,561

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1260

**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

**Current Owner:**

WANG YUNFAN

**Primary Owner Address:**

PO BOX 1008  
ALLEN, TX 75013

**Deed Date:** 11/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221337768](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARPER LEON	3/20/2018	<a href="#">D218058569</a>		
DR HORTON - TEXAS LTD	12/2/2017	<a href="#">D217260956</a>		
DR HORTON - TEXAS LTD	12/2/2017	<a href="#">D217260956</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	\$0	\$0	\$0	\$0
2024	\$211,345	\$50,000	\$261,345	\$261,345
2023	\$213,000	\$50,000	\$263,000	\$263,000
2022	\$171,022	\$40,000	\$211,022	\$211,022
2021	\$154,676	\$40,000	\$194,676	\$191,203
2020	\$133,821	\$40,000	\$173,821	\$173,821

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.