



**Address:** [7504 LOCHWOOD CT](#)  
**City:** FORT WORTH  
**Georeference:** 23120-14-2  
**Subdivision:** LAKE COUNTRY ESTATES ADDITION  
**Neighborhood Code:** 2N400W

**Latitude:** 32.8795539863  
**Longitude:** -97.4427503585  
**TAD Map:** 2012-440  
**MAPSCO:** TAR-032N



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

## PROPERTY DATA

**Legal Description:** LAKE COUNTRY ESTATES  
ADDITION Block 14 Lot 2

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** 01531182

**Site Name:** LAKE COUNTRY ESTATES ADDITION-14-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,577

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,669

**Land Acres<sup>\*</sup>:** 0.3137

**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:**

MANNING JASON M  
MANNING BRANDI

**Primary Owner Address:**

7504 LOCHWOOD CT  
FORT WORTH, TX 76179-3136

**Deed Date:** 3/22/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210068374](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAYES ANGELA;HAYES MATTHEW	7/25/2002	00158610000255	0015861	0000255
THOMAS JERRI L;THOMAS LARRY M	1/26/2000	00142130000022	0014213	0000022
THOMAS JERRI L	3/29/1996	00123170002369	0012317	0002369
THOMAS JERRI L;THOMAS LARRY M	7/22/1988	00093420001674	0009342	0001674
PORCH JOSEPH A	12/31/1900	00000000000000	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	\$285,732	\$90,000	\$375,732	\$355,430
2023	\$345,542	\$60,000	\$405,542	\$323,118
2022	\$268,361	\$60,000	\$328,361	\$293,744
2021	\$207,040	\$60,000	\$267,040	\$267,040
2020	\$208,794	\$60,000	\$268,794	\$268,794

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.