

Account Number: 01531182

MAPSCO: TAR-032N

e unknown LOCATION

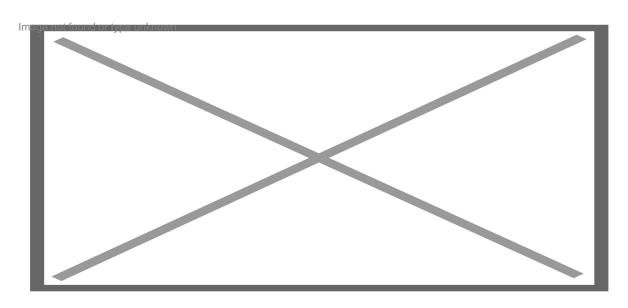
> Latitude: 32.8795539863 Address: 7504 LOCHWOOD CT Longitude: -97.4427503585 City: FORT WORTH

Georeference: 23120-14-2 **TAD Map:** 2012-440

Subdivision: LAKE COUNTRY ESTATES ADDITION

Neighborhood Code: 2N400W





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) Site Number: 01531182 TARRANT COUNTY (220)

Site Name: LAKE COUNTRY ESTATES ADDITION-14-2 TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1

TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918) Approximate Size+++: 2,577

State Code: A Percent Complete: 100%

Land Sqft*: 13,669 Personal Property Account: N/A Land Acres*: 0.3137

Agent: None Pool: N

+++ Rounded.

Year Built: 1978

OWNER INFORMATION

03-13-2025 Page 1

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



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*
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.

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.

03-13-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.