



**Address:** [3915 FOREST HILL CIR](#)  
**City:** FOREST HILL  
**Georeference:** A1031-2D  
**Subdivision:** MANN, JAMES M SURVEY  
**Neighborhood Code:** 1A010I

**Latitude:** 32.660466024  
**Longitude:** -97.2651505887  
**TAD Map:** 2072-360  
**MAPSCO:** TAR-092Z



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

## PROPERTY DATA

**Legal Description:** MANN, JAMES M SURVEY  
Abstract 1031 Tract 2D

**Jurisdictions:**

- CITY OF FOREST HILL (010)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1950

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Site Number:** 04027736

**Site Name:** MANN, JAMES M SURVEY-2D

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 1,350

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 54,563

**Land Acres<sup>\*</sup>:** 1.2526

**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:**

PHAN QUYNH NGOC  
PHAN AMY

**Deed Date:** 4/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220099729](#)

**Primary Owner Address:**

3128 PASEO  
GRAND PRAIRIE, TX 75054

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN NGOC	12/7/2018	<a href="#">D219048118</a>		
PHAN AMY	5/25/2013	<a href="#">D213138952</a>	0000000	0000000
HERNANDEZ GILBERT;HERNANDEZ WANDA	5/24/2013	<a href="#">D203245663</a>	0000000	0000000
PHAN AMY	5/23/2013	<a href="#">D213138952</a>	0000000	0000000
HERNANDEZ GILBERT;HERNANDEZ WANDA	6/23/2003	<a href="#">D203245663</a>	0016902	0000083
HERNANDEZ GILBERT;HERNANDEZ WANDA	4/1/1998	00131570000212	0013157	0000212
LEAKE CHARLES	2/13/1998	00130800000407	0013080	0000407
WARDEN DEBRA J;WARDEN LESTER D	7/23/1993	00111780002220	0011178	0002220
RICHARDSON HENRY L;RICHARDSON JUDITH	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	\$94,256	\$88,492	\$182,748	\$182,748
2024	\$94,256	\$96,744	\$191,000	\$191,000
2023	\$94,203	\$91,797	\$186,000	\$186,000
2022	\$105,627	\$55,373	\$161,000	\$161,000
2021	\$90,215	\$55,373	\$145,588	\$145,588
2020	\$83,225	\$55,373	\$138,598	\$138,598

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

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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.