



Address: [6835 MANHATTAN BLVD](#)
City: FORT WORTH
Georeference: A1290-3
Subdivision: RAY, ROBERT SURVEY
Neighborhood Code: APT-Woodhaven

Latitude: 32.7750735829
Longitude: -97.2079129419
TAD Map: 2084-400
MAPSCO: TAR-066P



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

PROPERTY DATA

Legal Description: RAY, ROBERT SURVEY
Abstract 1290 Tract 3 3B & 3B2

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: C1C

Year Built: 0

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Protest Deadline Date: 5/15/2025

Site Number: 80425321

Site Name: 80425321

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 2

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 464,046

Land Acres^{*}: 10.6530

Pool: N

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:
FW MOCKINGBIRD LLC
Primary Owner Address:
8200 DOUGLAS AVE SUITE 300
DALLAS, TX 75225

Deed Date: 10/6/2020
Deed Volume:
Deed Page:
Instrument: [D220261072](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REY-BAR I HOLDINGS LP	2/22/2012	D212046292	0000000	0000000
FIRST FINANCIAL BANK NA	12/1/2009	D209321749	0000000	0000000
MANHATTAN APTS LP	5/21/2001	00153620000363	0015362	0000363
INTERNATIONAL PROPERTIES INC	4/28/2000	00143810000130	0014381	0000130
SWP-TARRANT JV	9/5/1997	00132980000132	0013298	0000132
SADEGHIAN KHOSROW TR	5/23/1996	00123790001147	0012379	0001147
FDIC	10/31/1995	00121950000382	0012195	0000382
PARIS SAVINGS & LOAN ASSN	2/5/1988	00091930002038	0009193	0002038
CENTRAL PARK DEVELOPMENT	5/13/1986	00085450001176	0008545	0001176
REEDER RONALD P TR	12/31/1900	00074300001916	0007430	0001916

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	\$0	\$371,237	\$371,237	\$278,428
2023	\$0	\$232,023	\$232,023	\$232,023
2022	\$0	\$157,776	\$157,776	\$157,776
2021	\$0	\$92,809	\$92,809	\$92,809
2020	\$0	\$92,809	\$92,809	\$92,809



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.