



Address: [3010 GENTLE ST](#)
City: FORT WORTH
Georeference: 46754-1-1
Subdivision: ESTANCIA MHP
Neighborhood Code: 220-MHImpOnly

Latitude: 32.6418073193
Longitude: -97.2881846348
TAD Map: 2060-352
MAPSCO: TAR-106E



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

PROPERTY DATA

Legal Description: ESTANCIA MHP PAD 169 1985
SUNSHINE 14 X 66 LB# ULI0199011
CELEBRATION

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EVERMAN ISD (904)

State Code: M1

Year Built: 1985

Personal Property Account: N/A

Agent: None

Site Number: 07448007

Site Name: ESTANCIA MHP-169-80

Site Class: M1 - Residential - Mobile Home Imp-Only

Parcels: 1

Approximate Size⁺⁺⁺: 924

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

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:

MANUS BILLY
MANUS TAJHEA MANUS

Primary Owner Address:

3010 GENTLE ST
FORT WORTH, TX 76140-1739

Deed Date: 1/1/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|------------|-----------------|-------------|-----------|
| KERR HORACE;KERR RITA | 12/31/1900 | 000000000000000 | 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 | \$2,890 | \$0 | \$2,890 | \$2,890 |
| 2023 | \$2,890 | \$0 | \$2,890 | \$2,890 |
| 2022 | \$2,890 | \$0 | \$2,890 | \$2,890 |
| 2021 | \$2,890 | \$0 | \$2,890 | \$2,890 |
| 2020 | \$3,357 | \$0 | \$3,357 | \$3,357 |

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.