Account Number: 07448007

Address: 3010 GENTLE ST

LOCATION

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
+++ Rounded.

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%

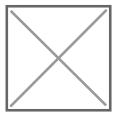
Land Sqft*: 0

Land Acres*: 0.0000

Pool: N

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^{*} 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	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	\$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.

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.

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