



Address: [4527 CHALK HILLS CT](#)
City: TARRANT COUNTY
Georeference: 31939D-1-8
Subdivision: PEARL RANCH
Neighborhood Code: 4A4000

Latitude: 32.6237495988
Longitude: -97.5166786506
TAD Map: 1994-348
MAPSCO: TAR-099R



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

PROPERTY DATA

Legal Description: PEARL RANCH Block 1 Lot 8

Jurisdictions:

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 40335321

Site Name: PEARL RANCH-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,366

Percent Complete: 100%

Land Sqft*: 95,527

Land Acres*: 2.1930

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:

MANNING DAVID J
MANNING TERRIE A

Deed Date: 5/22/2003

Deed Volume: 0016755

Primary Owner Address:

4527 CHALK HILLS CT
FORT WORTH, TX 76126-5293

Deed Page: 0000038

Instrument: [D203189698](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEARL RANCH PROPERTIES LLC	1/1/2003	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	\$503,420	\$196,580	\$700,000	\$585,640
2023	\$515,420	\$196,580	\$712,000	\$532,400
2022	\$420,609	\$109,650	\$530,259	\$484,000
2021	\$375,000	\$65,000	\$440,000	\$440,000
2020	\$375,000	\$65,000	\$440,000	\$440,000

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.