



**Address:** [2944 MANU ST](#)  
**City:** FORT WORTH  
**Georeference:** 8662D-21-4  
**Subdivision:** CREEKSIDE ESTATES  
**Neighborhood Code:** 4S350H

**Latitude:** 32.6154744724  
**Longitude:** -97.3633664031  
**TAD Map:** 2036-344  
**MAPSCO:** TAR-104S



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

**PROPERTY DATA**

**Legal Description:** CREEKSIDE ESTATES Block 21  
Lot 4

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A  
**Year Built:** 2023  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 800079798  
**Site Name:** CREEKSIDE ESTATES Block 21 Lot 4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,860  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,478  
**Land Acres<sup>\*</sup>:** 0.1258  
**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:

BAUTISTA MICHELLE  
BAUTISTA JASMINE

### Primary Owner Address:

2944 MANU ST  
FORT WORTH, TX 76123

**Deed Date:** 8/15/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223147321](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	3/2/2023	<a href="#">D223035308</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$282,174	\$40,000	\$322,174	\$322,174
2023	\$0	\$28,000	\$28,000	\$28,000
0	\$0	\$0	\$0	\$0

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.