

Property Information | PDF Account Number: 42950927

LOCATION

Address: 3008 MANU ST City: FORT WORTH

Georeference: 8662D-22-38

Subdivision: CREEKSIDE ESTATES

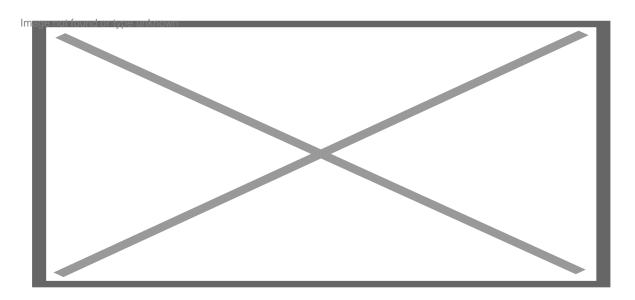
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Neighborhood Code: 4S350H

**Latitude:** 32.6154778177 **Longitude:** -97.3646329895

**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 22

Lot 38

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:** 800079858

Site Name: CREEKSIDE ESTATES Block 22 Lot 38

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,860
Percent Complete: 100%

Land Sqft\*: 5,475 Land Acres\*: 0.1257

Pool: N

+++ Rounded

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

Current Owner: Deed Date: 9/25/2023
GARCIA JIZELLE

Primary Owner Address:

3008 MANU ST

Deed Volume:

Deed Page:

FORT WORTH, TX 76123 Instrument: <u>D223173943</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	3/2/2023	D223035308		

## **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	\$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.

## **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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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.