



Address: [3013 MANU ST](#)
City: FORT WORTH
Georeference: 8662D-23-13
Subdivision: CREEKSIDE ESTATES
Neighborhood Code: 4S350H

Latitude: 32.6150376705
Longitude: -97.3648177711
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 23
Lot 13

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: 800079863

Site Name: CREEKSIDE ESTATES Block 23 Lot 13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,567

Percent Complete: 100%

Land Sqft^{*}: 5,423

Land Acres^{*}: 0.1245

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:

GARCIA JOSE EDGAR
RODRIGUEZ KRYSTAL ELIZABETH

Deed Date: 9/7/2023

Deed Volume:

Deed Page:

Instrument: [D223162266](#)

Primary Owner Address:

3013 MANU ST
FORT WORTH, TX 76123

| 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 | \$229,362 | \$40,000 | \$269,362 | \$269,362 |
| 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.