



Address: [3001 MANU ST](#)
City: FORT WORTH
Georeference: 8662D-23-16
Subdivision: CREEKSIDE ESTATES
Neighborhood Code: 4S350H

Latitude: 32.6150380535
Longitude: -97.3643044535
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 16

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: 800079865

Site Name: CREEKSIDE ESTATES Block 23 Lot 16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,868

Percent Complete: 100%

Land Sqft^{*}: 7,144

Land Acres^{*}: 0.1640

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:

LUIS ISABEL
HERNANDEZ DANIEL PEREZ

Deed Date: 7/28/2023

Deed Volume:

Deed Page:

Instrument: [D223134484](#)

Primary Owner Address:

3001 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	\$262,000	\$40,000	\$302,000	\$302,000
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.