



**Address:** [14305 HWY 287 & 81](#)  
**City:** TARRANT COUNTY  
**Georeference:** 1320--30  
**Subdivision:** AVONDALE HEIGHTS ESTATES ADDN  
**Neighborhood Code:** 2N300T

**Latitude:** 32.990147356  
**Longitude:** -97.4318502233  
**TAD Map:** 2018-480  
**MAPSCO:** TAR-004F



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** AVONDALE HEIGHTS ESTATES ADDN Lot 30

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A  
**Year Built:** 1977  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$408,325  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 00102253  
**Site Name:** AVONDALE HEIGHTS ESTATES ADDN-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,171  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 135,036  
**Land Acres<sup>\*</sup>:** 3.1000  
**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:**  
DAVID C AND CYNTHIA MANNING REVOCABLE TRUST  
**Primary Owner Address:**  
14305 HWY 287  
FORT WORTH, TX 76179

**Deed Date:** 5/6/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224085439](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANNING CYNTHIA;MANNING DAVID C	5/24/1999	00138300000213	0013830	0000213
SATTERFIELD GERTRUDE	6/26/1989	00096850000393	0009685	0000393
SATTERFIELD GERTRUDE	2/18/1988	00096850000393	0009685	0000393
SATTERFIELD GERTR;SATTERFIELD ROBERT	12/31/1900	00000000000000	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 <sup>+</sup>
2025	\$284,325	\$124,000	\$408,325	\$360,149
2024	\$284,325	\$124,000	\$408,325	\$327,408
2023	\$286,820	\$124,000	\$410,820	\$297,644
2022	\$146,585	\$124,000	\$270,585	\$270,585
2021	\$147,847	\$124,000	\$271,847	\$266,376
2020	\$149,111	\$124,000	\$273,111	\$242,160

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.