



Address: [3408 MANORDALE CT](#)
City: FOREST HILL
Georeference: 6500-2-3
Subdivision: CARRIAGE HILL-FOREST HILL
Neighborhood Code: 1H060E

Latitude: 32.6574692887
Longitude: -97.2691498638
TAD Map: 2066-360
MAPSCO: TAR-092Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CARRIAGE HILL-FOREST HILL
Block 2 Lot 3

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1964

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$265,523

Protest Deadline Date: 5/24/2024

Site Number: 00431893

Site Name: CARRIAGE HILL-FOREST HILL-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,915

Percent Complete: 100%

Land Sqft^{*}: 8,750

Land Acres^{*}: 0.2008

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:

FRANCO CARMEN
FRANCO MA MELENDE

Primary Owner Address:

3408 MANORDALE CT
FOREST HILL, TX 76140-1216

Deed Date: 10/9/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212251346](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VARRIALE CARL	9/30/2010	D210243475	0000000	0000000
FANNIE MAE	5/4/2010	D210110473	0000000	0000000
HOWARD WILLIE JEAN EST	2/13/2003	000000000000000	0000000	0000000
HOWARD L M EST;HOWARD WILLIE J	12/31/1900	00062880000990	0006288	0000990

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	\$239,273	\$26,250	\$265,523	\$175,856
2024	\$239,273	\$26,250	\$265,523	\$159,869
2023	\$227,774	\$26,250	\$254,024	\$145,335
2022	\$159,161	\$30,000	\$189,161	\$132,123
2021	\$139,316	\$30,000	\$169,316	\$120,112
2020	\$117,223	\$30,000	\$147,223	\$109,193

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.