07-07-2025

**Primary Owner Address:** 3220 ROSEHILL DR FORT WORTH, TX 76112-7235

MANNING SHANNON JAMIL

Deed Date: 8/8/2018 **Deed Volume: Deed Page:** Instrument: D218181337

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

## **OWNER INFORMATION**

Year Built: 1960 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$277.026 Protest Deadline Date: 5/24/2024

**TARRANT COUNTY HOSPITAL (224)** 

**TARRANT COUNTY COLLEGE (225)** 

Site Number: 00770752 Site Name: EAST HANDLEY HEIGHTS ADDITION-1-7B **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,534 Percent Complete: 100% Land Sqft\*: 10,140 Land Acres<sup>\*</sup>: 0.2327 Pool: N

**PROPERTY DATA** 

ADDITION Block 1 Lot 7B

CITY OF FORT WORTH (026)

**TARRANT COUNTY (220)** 

FORT WORTH ISD (905)

Jurisdictions:

State Code: A

+++ Rounded.

**Current Owner:** MANNING SE MOON

# Neighborhood Code: 1B010A

Address: 3220 ROSEHILL DR **City:** FORT WORTH Georeference: 10600-1-7B Subdivision: EAST HANDLEY HEIGHTS ADDITION

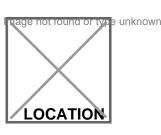
Latitude: 32.7305943097 Longitude: -97.2041114338 **TAD Map:** 2090-384 MAPSCO: TAR-080L

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

Legal Description: EAST HANDLEY HEIGHTS

**Tarrant Appraisal District** Property Information | PDF Account Number: 00770752



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOI DAVID;MANNING SE MOON	4/15/2008	D208144065	000000	0000000
EMERY TIM	1/4/2008	D208009356	000000	0000000
WELLS FARGO	6/5/2007	D207208157	000000	0000000
HENLEY VIC	3/7/2007	D207208028	000000	0000000
HENLEY VIC	3/26/1992	00105790001853	0010579	0001853
ROSEHILL JOINT VENTURE	5/10/1991	00102640002338	0010264	0002338
RICHARDSON TERRY L	12/31/1900	000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$227,026	\$50,000	\$277,026	\$213,986
2024	\$227,026	\$50,000	\$277,026	\$194,533
2023	\$224,282	\$40,000	\$264,282	\$176,848
2022	\$179,435	\$35,000	\$214,435	\$160,771
2021	\$152,923	\$13,968	\$166,891	\$146,155
2020	\$131,946	\$13,968	\$145,914	\$132,868

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.