



**Address:** [5012 SE LOOP 820](#)  
**City:** FOREST HILL  
**Georeference:** 14400--B1  
**Subdivision:** FOREST WOOD INDUSTRIAL ADDN  
**Neighborhood Code:** WH-Southeast Fort Worth General

**Latitude:** 32.6606231807  
**Longitude:** -97.2492209543  
**TAD Map:** 2072-360  
**MAPSCO:** TAR-093T



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** FOREST WOOD INDUSTRIAL  
ADDN Lot B1

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

**State Code:** F1  
**Year Built:** 1968  
**Personal Property Account:** [11687479](#)  
**Agent:** P E PENNINGTON & CO INC (00051)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$866,800  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80080480  
**Site Name:** MANNZ BAKING  
**Site Class:** WHStorage - Warehouse-Storage  
**Parcels:** 1  
**Primary Building Name:** WAREHOUSE / 00972177  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 12,932  
**Net Leasable Area<sup>+++</sup>:** 12,932  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,300  
**Land Acres<sup>\*</sup>:** 0.4660  
**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:**  
CARROLL FAMILY INVESTMENTS LTD  
**Primary Owner Address:**  
2340 INTERSTATE 20 W STE 100  
ARLINGTON, TX 76017-7601

**Deed Date:** 7/13/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205205544](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHARMON ENTERPRISES INC	12/31/1900	0000000000000000	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	\$831,275	\$35,525	\$866,800	\$432,000
2024	\$324,475	\$35,525	\$360,000	\$360,000
2023	\$313,639	\$35,525	\$349,164	\$349,164
2022	\$284,475	\$35,525	\$320,000	\$320,000
2021	\$254,475	\$35,525	\$290,000	\$290,000
2020	\$248,979	\$35,525	\$284,504	\$284,504

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

There are no exemptions for this property

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.