



Address: [1221 MANNING RD](#)
City: BENBROOK
Georeference: 16250-2-18
Subdivision: GREENBRIAR ADDITION-BENBROOK
Neighborhood Code: 4A300B

Latitude: 32.6712175833
Longitude: -97.4490719986
TAD Map: 2012-364
MAPSCO: TAR-087R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GREENBRIAR ADDITION-BENBROOK Block 2 Lot 18

Jurisdictions:

CITY OF BENBROOK (003)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1976

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$324,127

Protest Deadline Date: 5/24/2024

Site Number: 01106570

Site Name: GREENBRIAR ADDITION-BENBROOK-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,830

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

DOUGLAS MELITTA P

Primary Owner Address:

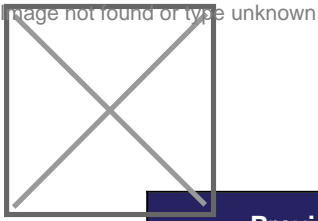
1221 MANNING ST
FORT WORTH, TX 76126-3709

Deed Date: 11/17/1989

Deed Volume: 0009785

Deed Page: 0000125

Instrument: 00097850000125



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIGHETTI DANIEL;RIGHETTI M	3/31/1986	00084990000174	0008499	0000174
RONALD MICHAEL HARDEN	2/1/1982	000000000000000	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 ⁺
2025	\$274,127	\$50,000	\$324,127	\$318,044
2024	\$274,127	\$50,000	\$324,127	\$289,131
2023	\$256,790	\$35,000	\$291,790	\$262,846
2022	\$207,434	\$35,000	\$242,434	\$238,951
2021	\$199,872	\$35,000	\$234,872	\$217,228
2020	\$174,184	\$35,000	\$209,184	\$197,480

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.