



Address: [1200 MANNING RD](#)
City: BENBROOK
Georeference: 16250-3-10
Subdivision: GREENBRIAR ADDITION-BENBROOK
Neighborhood Code: 4A300B

Latitude: 32.6707430423
Longitude: -97.4501988894
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 3 Lot 10

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$253,558

Protest Deadline Date: 5/24/2024

Site Number: 01106872

Site Name: GREENBRIAR ADDITION-BENBROOK-3-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,335

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:

POTTS JACQUELINE M

Primary Owner Address:

1200 MANNING ST
BENBROOK, TX 76126

Deed Date: 8/23/2016

Deed Volume:

Deed Page:

Instrument: [D216194778](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCPHERSON DONNA MARIE	8/6/2012	D212193862	0000000	0000000
KUHLMANN DOROTHY	3/1/2009	D209151447	0000000	0000000
KUHLMANN DOROTHY;KUHLMANN KARL L EST	11/17/1987	00091410001704	0009141	0001704
PERREIRA CONNIE;PERREIRA R THOMPSON	4/8/1985	00082120001095	0008212	0001095
JAMES E MUTCHLER	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 ⁺
2025	\$203,558	\$50,000	\$253,558	\$253,558
2024	\$203,558	\$50,000	\$253,558	\$241,986
2023	\$214,585	\$35,000	\$249,585	\$219,987
2022	\$172,261	\$35,000	\$207,261	\$199,988
2021	\$149,115	\$35,000	\$184,115	\$181,807
2020	\$130,279	\$35,000	\$165,279	\$165,279

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.