



Address: [4400 STADIUM DR](#)
City: FORT WORTH
Georeference: 22380-7-18
Subdivision: KELLIS PARK ADDITION
Neighborhood Code: 4T930A

Latitude: 32.683275928
Longitude: -97.3649828346
TAD Map: 2036-368
MAPSCO: TAR-090J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KELLIS PARK ADDITION Block
7 Lot 18

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01488384

Site Name: KELLIS PARK ADDITION-7-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 934

Percent Complete: 100%

Land Sqft^{*}: 6,804

Land Acres^{*}: 0.1561

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:

MANJARREZ FREDDY
MANJARREZ A SALGADO

Primary Owner Address:

4400 STADIUM DR
FORT WORTH, TX 76133-1036

Deed Date: 10/1/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212249312](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUENO A DUENO LLC	7/10/2012	D212213666	0000000	0000000
RUIZ-GUTIERREZ;RUIZ-GUTIERREZ VICTOR M	4/8/2010	D210084832	0000000	0000000
DUENO A DUENO LLC	3/4/2010	D210052769	0000000	0000000
NICHOLS LOYD;NICHOLS V INEZ EST	6/7/1989	000000000000000	0000000	0000000
WELLS INEZ W	12/31/1900	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	\$75,089	\$40,824	\$115,913	\$115,913
2024	\$75,089	\$40,824	\$115,913	\$115,913
2023	\$78,874	\$40,824	\$119,698	\$119,698
2022	\$66,361	\$25,000	\$91,361	\$91,361
2021	\$54,959	\$25,000	\$79,959	\$79,959
2020	\$64,807	\$25,000	\$89,807	\$89,807

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.