



**Address:** [3328 HEDRICK ST](#)  
**City:** FORT WORTH  
**Georeference:** 30210-12-1R  
**Subdivision:** NORTH RIVERSIDE ESTATES  
**Neighborhood Code:** 3H050C

**Latitude:** 32.8059189075  
**Longitude:** -97.2944795385  
**TAD Map:** 2060-412  
**MAPSCO:** TAR-050W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** NORTH RIVERSIDE ESTATES  
Block 12 Lot 1R

**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:** 1958  
**Personal Property Account:** N/A  
**Agent:** PROPERTY TAX LOCK (11667)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01967037  
**Site Name:** NORTH RIVERSIDE ESTATES-12-1R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,732  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,020  
**Land Acres<sup>\*</sup>:** 0.1611  
**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:**  
MANABE JOJI  
**Primary Owner Address:**  
12954 SW MENLOR LN  
PORTLAND, OR 97223

**Deed Date:** 8/30/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218199167](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWERS HOMES LLC	5/23/2018	<a href="#">D218111928</a>		
WESTBROOK JAMES R	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	\$198,480	\$35,100	\$233,580	\$233,580
2024	\$198,480	\$35,100	\$233,580	\$233,580
2023	\$193,900	\$35,100	\$229,000	\$229,000
2022	\$153,763	\$24,570	\$178,333	\$178,333
2021	\$113,500	\$14,000	\$127,500	\$127,500
2020	\$113,500	\$14,000	\$127,500	\$127,500

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.