



Address: [4000 MANZINITA ST](#)
City: FORT WORTH
Georeference: 40685-21-20
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.874973688
Longitude: -97.297231029
TAD Map: 2060-436
MAPSCO: TAR-035R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMERFIELDS ADDITION
Block 21 Lot 20

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 02993317

Site Name: SUMMERFIELDS ADDITION-21-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,781

Percent Complete: 100%

Land Sqft^{*}: 9,634

Land Acres^{*}: 0.2211

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:

TOWNER MARILYN LABONG

Primary Owner Address:

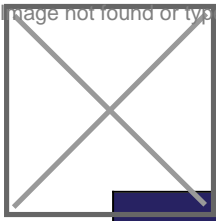
4000 MANZINITA ST
FORT WORTH, TX 76137

Deed Date: 8/24/2021

Deed Volume:

Deed Page:

Instrument: [D222147205](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOWNER THOMAS	8/9/2004	D204252260	0000000	0000000
MOONEY BETTY;MOONEY JOHN S	7/29/1986	00086290001846	0008629	0001846
KLINT BARBARA;KLINT RALPH E	4/10/1984	00077980000874	0007798	0000874
BOBBY D HESCH	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	\$172,868	\$55,000	\$227,868	\$227,868
2024	\$221,080	\$55,000	\$276,080	\$276,080
2023	\$229,000	\$55,000	\$284,000	\$275,787
2022	\$210,715	\$40,000	\$250,715	\$250,715
2021	\$182,140	\$40,000	\$222,140	\$222,140
2020	\$161,111	\$40,000	\$201,111	\$201,111

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.