



Address: [6812 TRAILWOOD DR](#)
City: FOREST HILL
Georeference: 42450-1-22
Subdivision: TRAILWOOD ADDITION SECTION 2
Neighborhood Code: 1H060D

Latitude: 32.6557733143
Longitude: -97.2548341325
TAD Map: 2072-356
MAPSCO: TAR-093W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRAILWOOD ADDITION
SECTION 2 Block 1 Lot 22

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1972

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$183,454

Protest Deadline Date: 5/24/2024

Site Number: 03165086

Site Name: TRAILWOOD ADDITION SECTION 2-1-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,204

Percent Complete: 100%

Land Sqft^{*}: 9,450

Land Acres^{*}: 0.2169

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:

MANNING ARLENE

Primary Owner Address:

6812 TRAILWOOD DR
FOREST HILL, TX 76140-1421

Deed Date: 11/30/1999

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209275876](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANNING ARLENE;MANNING PATRICK	12/31/1900	00068750002219	0006875	0002219



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	\$155,104	\$28,350	\$183,454	\$144,731
2024	\$155,104	\$28,350	\$183,454	\$131,574
2023	\$127,590	\$28,350	\$155,940	\$119,613
2022	\$128,336	\$10,000	\$138,336	\$108,739
2021	\$97,735	\$10,000	\$107,735	\$98,854
2020	\$106,299	\$10,000	\$116,299	\$89,867

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.