



**Address:** [906 MANNING ST](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 44100-11-21  
**Subdivision:** TYRE ESTATES ADDITION  
**Neighborhood Code:** 1C041G

**Latitude:** 32.7308457959  
**Longitude:** -97.0366484958  
**TAD Map:** 2138-384  
**MAPSCO:** TAR-084M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TYRE ESTATES ADDITION  
Block 11 Lot 21

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1966

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$161,062

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03211401

**Site Name:** TYRE ESTATES ADDITION-11-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,263

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,900

**Land Acres<sup>\*</sup>:** 0.2731

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MANRIQUE FREDY CARDENAS

**Primary Owner Address:**

2301 AVENUE H E APT 822  
GRAND PRAIRIE, TX 75050

**Deed Date:** 3/7/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224039403](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOMEZ CUAUHTEMOC CARDENAS	11/3/2023	<a href="#">D223198126</a>		
TLP PROPERTIES LLC	11/3/2023	<a href="#">D223198124</a>		
GOMEZ CUAHTEMOC CARDENAS;MANRIQUE FREDY CARDENAS	7/14/2023	<a href="#">D223124458</a>		
TLP PROPERTIES LLC	5/16/2002	00157030000244	0015703	0000244
VERA HOMES LLP	5/15/2002	00157030000240	0015703	0000240
MEADOW WOOD HOMES INC	5/1/2002	00156560000275	0015656	0000275
SHEPHERD MARK E	11/22/1993	00113500000349	0011350	0000349
DAVIS IVORY LEE SR	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 <sup>+</sup>
2025	\$101,062	\$60,000	\$161,062	\$161,062
2024	\$101,062	\$60,000	\$161,062	\$161,062
2023	\$90,000	\$50,000	\$140,000	\$140,000
2022	\$60,000	\$30,000	\$90,000	\$90,000
2021	\$60,000	\$30,000	\$90,000	\$90,000
2020	\$55,000	\$30,000	\$85,000	\$85,000

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.