



Address: [5817 MANHATTAN DR](#)
City: FORT WORTH
Georeference: 45980-3-8
Subdivision: WEST VICKERY HEIGHTS
Neighborhood Code: 4D001A

Latitude: 32.7134906567
Longitude: -97.4102825471
TAD Map: 2024-380
MAPSCO: TAR-074V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEST VICKERY HEIGHTS
Block 3 Lot 8

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: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03499065
Site Name: WEST VICKERY HEIGHTS-3-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,682
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:
FERNANDEZ CESAR
Primary Owner Address:
5817 MANHATTAN DR
FORT WORTH, TX 76107

Deed Date: 2/8/2022
Deed Volume:
Deed Page:
Instrument: [D222035938](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|------------|----------------------------|-------------|-----------|
| WEST FORK CAPITAL LLC | 2/22/2021 | D221050398 | | |
| THOMPSON GENE A JR | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$205,000 | \$54,000 | \$259,000 | \$259,000 |
| 2024 | \$221,000 | \$54,000 | \$275,000 | \$275,000 |
| 2023 | \$303,000 | \$7,000 | \$310,000 | \$310,000 |
| 2022 | \$303,000 | \$7,000 | \$310,000 | \$310,000 |
| 2021 | \$0 | \$7,000 | \$7,000 | \$7,000 |
| 2020 | \$47,000 | \$7,000 | \$54,000 | \$54,000 |

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.