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**Address:** [5816 MANHATTAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 45980-4-9  
**Subdivision:** WEST VICKERY HEIGHTS  
**Neighborhood Code:** 4D001A

**Latitude:** 32.7139233942  
**Longitude:** -97.4102731986  
**TAD Map:** 2024-380  
**MAPSCO:** TAR-074V



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

## PROPERTY DATA

**Legal Description:** WEST VICKERY HEIGHTS  
Block 4 Lot 9

**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:** 1944

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$189,765

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

**Site Number:** 03499219

**Site Name:** WEST VICKERY HEIGHTS-4-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 748

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

BLUE CYPRESS DEVELOPMENT LLC

**Primary Owner Address:**

401 N FM 1187 STE 100  
ALEDO, TX 76008

**Deed Date:** 11/12/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221342976](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAB THE MAP LLC	5/10/2019	<a href="#">D219102876</a>		
DALLAS METRO HOLDINGS LLC	5/10/2019	<a href="#">D219100058</a>		
GRAY GARY F	6/23/2000	00144060000584	0014406	0000584
WATKINS E LYNN	10/10/1985	00083370000222	0008337	0000222
DRAPER JAMES T JR	10/8/1985	00083310001810	0008331	0001810
HAZELWOOD GARY H	10/7/1985	00083310001808	0008331	0001808
D & B INVESTMENTS CO CORP	4/17/1985	00081530002221	0008153	0002221
ARMENTO GARY	1/26/1984	00077270000617	0007727	0000617
THEODORE HARDEMAN	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	\$135,765	\$54,000	\$189,765	\$189,765
2024	\$135,765	\$54,000	\$189,765	\$174,000
2023	\$138,000	\$7,000	\$145,000	\$145,000
2022	\$113,000	\$7,000	\$120,000	\$120,000
2021	\$87,213	\$7,000	\$94,213	\$94,213
2020	\$90,627	\$7,000	\$97,627	\$97,627

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.