



Address: [5004 FALL RIVER DR](#)
City: FORT WORTH
Georeference: 46550-3-23
Subdivision: WHITE LAKE HILLS ADDITION
Neighborhood Code: 1H020B

Latitude: 32.7618520282
Longitude: -97.2490990301
TAD Map: 2072-396
MAPSCO: TAR-065X



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

PROPERTY DATA

Legal Description: WHITE LAKE HILLS ADDITION
Block 3 Lot 23

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: 1965

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 03517586

Site Name: WHITE LAKE HILLS ADDITION-3-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,823

Percent Complete: 100%

Land Sqft^{*}: 8,436

Land Acres^{*}: 0.1936

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:

MANJARREZ MELISSA
MANJARREZ LETICA R
MANJARREZ JESUS

Primary Owner Address:

5004 FALL RIVER DR
FORT WORTH, TX 76103

Deed Date: 9/8/2020

Deed Volume:

Deed Page:

Instrument: [D220228482](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| ORR JONATHAN T | 10/29/2018 | D218244987 | | |
| ORR JOSEPH L EST | 8/11/2015 | D215182076 | | |
| BURNS DAVID;RANSFER KEITH | 8/5/2015 | D215182075 | | |
| BURNS DAVID;RANSFER KEITH | 6/24/2015 | D215138263 | | |
| ELLIS ELLA FAY | 11/3/2013 | 000000000000000 | 0000000 | 0000000 |
| ELLIS JAMES CLEM EST | 11/15/2002 | 001616700000003 | 0016167 | 0000003 |
| ELLIS JAMES C;ELLIS TERESA D | 5/16/1998 | 00132250000522 | 0013225 | 0000522 |
| SCOTT CRAIG S;SCOTT VIRGINIA A | 8/4/1993 | 00111960001858 | 0011196 | 0001858 |
| DE PUMA JAMIE K;DE PUMA TROY L | 5/1/1986 | 00085320001996 | 0008532 | 0001996 |
| DE PUMA TROY | 4/30/1986 | 00085320002000 | 0008532 | 0002000 |
| THE PCH TRUST | 12/31/1900 | 000000000000000 | 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 | \$187,177 | \$60,000 | \$247,177 | \$247,177 |
| 2024 | \$187,177 | \$60,000 | \$247,177 | \$247,177 |
| 2023 | \$204,513 | \$60,000 | \$264,513 | \$251,222 |
| 2022 | \$215,123 | \$30,000 | \$245,123 | \$228,384 |
| 2021 | \$187,622 | \$20,000 | \$207,622 | \$207,622 |
| 2020 | \$157,907 | \$20,000 | \$177,907 | \$177,907 |

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

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Tarrant Appraisal District Property Information | PDF

- 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.