



Address: [3816 HONEYSUCKLE AVE](#)
City: FORT WORTH
Georeference: 47870--14
Subdivision: WRIGHT, G C SUBDIVISION
Neighborhood Code: 3H050K

Latitude: 32.7836502869
Longitude: -97.2915689305
TAD Map: 2060-404
MAPSCO: TAR-064J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WRIGHT, G C SUBDIVISION Lot 14

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
Notice Sent Date: 4/15/2025
Notice Value: \$325,648
Protest Deadline Date: 5/24/2024

Site Number: 03675009
Site Name: WRIGHT, G C SUBDIVISION-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,651
Percent Complete: 100%
Land Sqft^{*}: 6,500
Land Acres^{*}: 0.1492
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:
MANUKYAN MICHAEL CHRISTOPHER
Primary Owner Address:
3816 HONEYSUCKLE AVE
FORT WORTH, TX 76111

Deed Date: 8/8/2022
Deed Volume:
Deed Page:
Instrument: [D222201451](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEXTER AVE HOMES LLC	12/2/2020	D220337557		
VANDERGRIF REV LIVING TRUST	7/27/2012	D212181191	0000000	0000000
VANDERGRIF REV LIVING TRUST	3/5/1993	00109740000311	0010974	0000311
VANDERGRIF LOUISE;VANDERGRIF WM H	6/5/1988	00093180001355	0009318	0001355
VANDERGRIF GARY RAY	2/23/1988	00092170000063	0009217	0000063
VANDERGRIF GARY R	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 ⁺
2025	\$293,148	\$32,500	\$325,648	\$325,648
2024	\$293,148	\$32,500	\$325,648	\$304,729
2023	\$244,526	\$32,500	\$277,026	\$277,026
2022	\$42,138	\$22,750	\$64,888	\$64,888
2021	\$0	\$10,000	\$10,000	\$10,000
2020	\$0	\$10,000	\$10,000	\$10,000

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 50 to 69 PCT 11.22

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.