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Address: [3915 FOREST HILL CIR](#)
City: FOREST HILL
Georeference: A1031-2D
Subdivision: MANN, JAMES M SURVEY
Neighborhood Code: 1A0101

Latitude: 32.660466024
Longitude: -97.2651505887
TAD Map: 2072-360
MAPSCO: TAR-092Z



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

PROPERTY DATA

Legal Description: MANN, JAMES M SURVEY
Abstract 1031 Tract 2D

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1950

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

Site Number: 04027736

Site Name: MANN, JAMES M SURVEY-2D

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 1,350

Percent Complete: 100%

Land Sqft^{*}: 54,563

Land Acres^{*}: 1.2526

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:

PHAN QUYNH NGOC

PHAN AMY

Primary Owner Address:

3128 PASEO

GRAND PRAIRIE, TX 75054

Deed Date: 4/29/2020

Deed Volume:

Deed Page:

Instrument: [D220099729](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------------|------------|----------------------------|-------------|-----------|
| PHAN NGOC | 12/7/2018 | D219048118 | | |
| PHAN AMY | 5/25/2013 | D213138952 | 0000000 | 0000000 |
| HERNANDEZ GILBERT;HERNANDEZ WANDA | 5/24/2013 | D203245663 | 0000000 | 0000000 |
| PHAN AMY | 5/23/2013 | D213138952 | 0000000 | 0000000 |
| HERNANDEZ GILBERT;HERNANDEZ WANDA | 6/23/2003 | D203245663 | 0016902 | 0000083 |
| HERNANDEZ GILBERT;HERNANDEZ WANDA | 4/1/1998 | 00131570000212 | 0013157 | 0000212 |
| LEAKE CHARLES | 2/13/1998 | 00130800000407 | 0013080 | 0000407 |
| WARDEN DEBRA J;WARDEN LESTER D | 7/23/1993 | 00111780002220 | 0011178 | 0002220 |
| RICHARDSON HENRY L;RICHARDSON JUDITH | 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 | \$94,256 | \$88,492 | \$182,748 | \$182,748 |
| 2024 | \$94,256 | \$96,744 | \$191,000 | \$191,000 |
| 2023 | \$94,203 | \$91,797 | \$186,000 | \$186,000 |
| 2022 | \$105,627 | \$55,373 | \$161,000 | \$161,000 |
| 2021 | \$90,215 | \$55,373 | \$145,588 | \$145,588 |
| 2020 | \$83,225 | \$55,373 | \$138,598 | \$138,598 |

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

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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.