



Address: [3913 FOREST HILL CIR](#)
City: FOREST HILL
Georeference: A1031-2H
Subdivision: MANN, JAMES M SURVEY
Neighborhood Code: 1A0101

Latitude: 32.6608663399
Longitude: -97.2651496701
TAD Map: 2072-360
MAPSCO: TAR-092V



Google Map or type unknown

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

PROPERTY DATA

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

Jurisdictions:

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

State Code: C1

Year Built: 1950

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Notice Sent Date: 4/15/2025

Notice Value: \$28,252

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⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 17,424

Land Acres^{*}: 0.4000

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	5/23/2013	D213138952	0000000	0000000
HERNANDEZ GILBERT;HERNANDEZ WANDA	6/23/2003	D203245664	0016902	0000084
HERNANDEZ GILBERT;HERNANDEZ WANDA	10/3/1995	00121230000205	0012123	0000205
FREEMAN CASSANDRA	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	\$0	\$28,252	\$28,252	\$24,000
2024	\$0	\$20,000	\$20,000	\$20,000
2023	\$0	\$20,000	\$20,000	\$20,000
2022	\$0	\$17,679	\$17,679	\$17,679
2021	\$0	\$17,679	\$17,679	\$17,679
2020	\$0	\$17,679	\$17,679	\$17,679

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.