



**Address:** [5848 FOREST BEND PL](#)  
**City:** FORT WORTH  
**Georeference:** 34492H-12-13  
**Subdivision:** RIVER BEND ESTATES  
**Neighborhood Code:** 1H010B

**Latitude:** 32.7766520248  
**Longitude:** -97.2337948646  
**TAD Map:** 2078-400  
**MAPSCO:** TAR-065Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER BEND ESTATES Block  
12 Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06381871

**Site Name:** RIVER BEND ESTATES-12-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,184

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,212

**Land Acres<sup>\*</sup>:** 0.2803

**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:**

MANN LAWRENCE A  
MANN KRYSTYL E

**Primary Owner Address:**

5848 FOREST BEND PL  
FORT WORTH, TX 76112

**Deed Date:** 9/23/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220243443](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOORE AMANDA N;MOORE THOMAS E	4/26/2016	<a href="#">D216107576</a>		
HADLOCK CHARLES M	7/17/2008	<a href="#">D208284531</a>	0000000	0000000
DEATHERAGE LYNN;DEATHERAGE VICTOR	8/1/2001	00150690000052	0015069	0000052
FORT WORTH-RIVERBEND EST LC	9/19/1997	001291600000342	0012916	0000342
STONEWOOD CORP	8/16/1995	001207600000160	0012076	0000160
FORT WORTH-RIVERBEND EST LC	2/9/1994	001145300001068	0011453	0001068
KIMBALL MYRON E JR	5/5/1993	001122800001463	0011228	0001463
RIVERBEND	1/1/1989	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 <sup>+</sup>
2025	\$305,831	\$127,765	\$433,596	\$433,596
2024	\$305,831	\$127,765	\$433,596	\$433,596
2023	\$360,730	\$127,765	\$488,495	\$400,048
2022	\$307,430	\$56,250	\$363,680	\$363,680
2021	\$282,725	\$56,250	\$338,975	\$338,975
2020	\$229,216	\$56,250	\$285,466	\$285,466

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)

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.