



Address: [2872 CONCHO TR](#)
City: FORT WORTH
Georeference: 34557-21-19
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7999330363
Longitude: -97.1804768535
TAD Map: 2096-412
MAPSCO: TAR-067A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
21 Lot 19 RE-PLAT PER A-1478

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A
Year Built: 1996
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$401,064
Protest Deadline Date: 5/24/2024

Site Number: 06642993
Site Name: RIVER TRAILS ADDITION-21-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,354
Percent Complete: 100%
Land Sqft^{*}: 6,359
Land Acres^{*}: 0.1460
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:
MANISELA TALANO
MANISELA TOLOFI
Primary Owner Address:
2872 CONCHO TR
FORT WORTH, TX 76118-7395

Deed Date: 2/5/2001
Deed Volume: 0014722
Deed Page: 0000156
Instrument: 00147220000156

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAMBLEE BRENT M;CHAMBLEE TOYA	3/27/1997	00127200001668	0012720	0001668
UNITED HOMECRAFT CORP	4/26/1996	00123480000596	0012348	0000596
SUNNINGHILL FORT WORTH ASSOC	1/1/1993	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	\$331,064	\$70,000	\$401,064	\$394,576
2024	\$331,064	\$70,000	\$401,064	\$358,705
2023	\$369,671	\$50,000	\$419,671	\$326,095
2022	\$290,646	\$50,000	\$340,646	\$296,450
2021	\$231,687	\$50,000	\$281,687	\$269,500
2020	\$195,000	\$50,000	\$245,000	\$245,000

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)

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.