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**Address:** [2735 MANORWOOD TR](#)  
**City:** FORT WORTH  
**Georeference:** 44715J-4-8  
**Subdivision:** VILLAGES OF STONEGATE ADDN  
**Neighborhood Code:** 4T002C

**Latitude:** 32.7113788256  
**Longitude:** -97.3788530148  
**TAD Map:** 2036-380  
**MAPSCO:** TAR-075U



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

## PROPERTY DATA

**Legal Description:** VILLAGES OF STONEGATE  
ADDN Block 4 Lot 8

**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:** 1997

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$888,876

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

**Site Number:** 06938191

**Site Name:** VILLAGES OF STONEGATE ADDN-4-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,852

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,646

**Land Acres<sup>\*</sup>:** 0.2214

**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:**

THANPAISARNSAMUT NATCHAYA

**Primary Owner Address:**

2735 MANORWOOD TRL  
FORT WORTH, TX 76109

**Deed Date:** 10/31/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223196987](#)

| Previous Owners          | Date     | Instrument                 | Deed Volume | Deed Page |
|--------------------------|----------|----------------------------|-------------|-----------|
| SANDIE CONNER TRUST      | 3/1/2022 | <a href="#">D222054537</a> |             |           |
| CONNER SANDRA F          | 6/5/1998 | 00132560000308             | 0013256     | 0000308   |
| TARRANT CUSTOM HOMES     | 3/4/1997 | 00126900001854             | 0012690     | 0001854   |
| STONEGATE ALAMO PARTNERS | 1/1/1996 | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$560,620          | \$289,380   | \$850,000    | \$850,000                    |
| 2024 | \$562,272          | \$289,380   | \$851,652    | \$851,652                    |
| 2023 | \$559,990          | \$160,000   | \$719,990    | \$617,100                    |
| 2022 | \$539,876          | \$160,000   | \$699,876    | \$561,000                    |
| 2021 | \$350,000          | \$160,000   | \$510,000    | \$510,000                    |
| 2020 | \$350,000          | \$160,000   | \$510,000    | \$510,000                    |

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.