



Address: [1236 CONSTANCE DR](#)
City: FORT WORTH
Georeference: 34587-4-10
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.8945952835
Longitude: -97.340381467
TAD Map: 2048-444
MAPSCO: TAR-034H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 4 Lot 10

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40730190

Site Name: RIDGEVIEW FARMS-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,037

Percent Complete: 100%

Land Sqft^{*}: 5,535

Land Acres^{*}: 0.1270

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:

MANZI FRANK J

MANZI RUTH L

Primary Owner Address:

1236 CONSTANCE DR
FORT WORTH, TX 76131-3314

Deed Date: 11/2/2018

Deed Volume:

Deed Page:

Instrument: [D218245490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANIEL JESSICA;DANIEL WILLIAM B	5/31/2013	D213154298	0000000	0000000
MOORE MANDY;MOORE TERENCE	4/4/2009	D209113740	0000000	0000000
AMERICAN LEGEND LOT HOLDINGS	9/29/2006	D206313338	0000000	0000000
HARMON ROAD 287 PARTNERS	1/1/2005	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 ⁺
2025	\$267,208	\$80,000	\$347,208	\$347,208
2024	\$267,208	\$80,000	\$347,208	\$347,208
2023	\$306,805	\$55,000	\$361,805	\$323,468
2022	\$242,177	\$55,000	\$297,177	\$294,062
2021	\$212,329	\$55,000	\$267,329	\$267,329
2020	\$189,974	\$55,000	\$244,974	\$244,974

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.