



**Address:** [9117 MANANA ST](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-79-9  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K800B

**Latitude:** 32.906106798  
**Longitude:** -97.2740414969  
**TAD Map:** 2066-448  
**MAPSCO:** TAR-036C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 79 Lot 9

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #7 HERITAGE - RESIDENTIAL (608)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$453,625

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

**Site Number:** 40857484

**Site Name:** HERITAGE ADDITION-FORT WORTH-79-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,689

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**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:**

COCKERELL JAMESON THOMAS  
COCKERELL ERIN

**Primary Owner Address:**

9117 MANANA ST  
KELLER, TX 76244

**Deed Date:** 6/10/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219124847](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKS ANDREW B;WEEKS COURTNEY H	6/19/2015	<a href="#">D215132714</a>		
RAILSBACK CALISTA;RAILSBACK CHARLES	12/10/2013	<a href="#">D213321442</a>	0000000	0000000
RAILSBACK CHARLES B	12/20/2007	<a href="#">D207455593</a>	0000000	0000000
DR HORTON - TEXAS LTD	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 <sup>+</sup>
2025	\$378,625	\$75,000	\$453,625	\$450,035
2024	\$378,625	\$75,000	\$453,625	\$409,123
2023	\$408,321	\$75,000	\$483,321	\$371,930
2022	\$303,130	\$55,000	\$358,130	\$338,118
2021	\$252,380	\$55,000	\$307,380	\$307,380
2020	\$253,293	\$55,000	\$308,293	\$308,293

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.