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Address: [9109 MANANA ST](#)
City: FORT WORTH
Georeference: 17781C-79-11
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800B

Latitude: 32.9058250812
Longitude: -97.2740449743
TAD Map: 2066-448
MAPSCO: TAR-036C



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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 79 Lot 11

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)

Site Number: 40857506
Site Name: HERITAGE ADDITION-FORT WORTH-79-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,483
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$427,859
Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
LEANARDI MICHAEL J
Primary Owner Address:
9109 MANANA ST
FORT WORTH, TX 76244

Deed Date: 6/24/2024
Deed Volume:
Deed Page:
Instrument: [D224111392](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMENSKY THOMAS F	4/15/2016	D216079097		
LARSEN TIMOTHY P	8/21/2012	D212210485	0000000	0000000
Unlisted	1/21/2007	000000000000000	0000000	0000000
PLIMPTON JESSICA;PLIMPTON WALLAC	12/6/2006	D206392642	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 ⁺
2025	\$352,859	\$75,000	\$427,859	\$427,859
2024	\$352,859	\$75,000	\$427,859	\$427,859
2023	\$380,542	\$75,000	\$455,542	\$455,542
2022	\$305,109	\$55,000	\$360,109	\$360,109
2021	\$255,212	\$55,000	\$310,212	\$310,212
2020	\$234,900	\$55,000	\$289,900	\$289,900

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.