



Address: [9032 MANANA ST](#)
City: FORT WORTH
Georeference: 17781C-86-3
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800B

Latitude: 32.9049163643
Longitude: -97.2734798436
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 86 Lot 3

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$455,399

Protest Deadline Date: 5/24/2024

Site Number: 40858219

Site Name: HERITAGE ADDITION-FORT WORTH-86-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,711

Percent Complete: 100%

Land Sqft^{*}: 6,194

Land Acres^{*}: 0.1421

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:

KUHN MATTHEW C
KUHN GAYE L

Primary Owner Address:

9032 MANANA ST
KELLER, TX 76244

Deed Date: 7/22/2015

Deed Volume:

Deed Page:

Instrument: [D215164658](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRENCH SHERRY	12/5/2011	D211296292	0000000	0000000
MELANDER JERROD;MELANDER RACHEL	11/30/2006	D206384081	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	\$380,399	\$75,000	\$455,399	\$455,399
2024	\$380,399	\$75,000	\$455,399	\$434,810
2023	\$410,302	\$75,000	\$485,302	\$395,282
2022	\$304,347	\$55,000	\$359,347	\$359,347
2021	\$274,897	\$55,000	\$329,897	\$329,897
2020	\$254,155	\$55,000	\$309,155	\$309,155

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.