



**Address:** [7457 PARK AVE](#)  
**City:** FOREST HILL  
**Georeference:** 35114D-2-30  
**Subdivision:** ROSE CREST ESTATES  
**Neighborhood Code:** 1E020C

**Latitude:** 32.649255777  
**Longitude:** -97.2614837258  
**TAD Map:** 2072-356  
**MAPSCO:** TAR-106D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROSE CREST ESTATES Block 2  
Lot 30

**Jurisdictions:**

CITY OF FOREST HILL (010)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$344,282

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

**Site Number:** 41133145

**Site Name:** ROSE CREST ESTATES-2-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,979

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,368

**Land Acres<sup>\*</sup>:** 0.2380

**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:**

MANG EDWARD J  
MANG JESSICA E

**Primary Owner Address:**

7457 PARK AVE  
FORT WORTH, TX 76140

**Deed Date:** 6/15/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217135758](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENDEAVOR WALL HOMES LLC	3/10/2017	<a href="#">D217059594</a>		
ROSE CREST ESTATES LTD	1/1/2006	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	\$284,282	\$60,000	\$344,282	\$344,282
2024	\$284,282	\$60,000	\$344,282	\$336,743
2023	\$288,100	\$60,000	\$348,100	\$306,130
2022	\$254,674	\$50,000	\$304,674	\$278,300
2021	\$211,737	\$50,000	\$261,737	\$253,000
2020	\$180,000	\$50,000	\$230,000	\$230,000

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)
- DISABLED VET 70 to 99 PCT 11.22

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.