



Address: [8900 MANANA ST](#)
City: FORT WORTH
Georeference: 17781C-86-22
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800B

Latitude: 32.9021739091
Longitude: -97.2734943178
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 22

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: 41471083
Site Name: HERITAGE ADDITION-FORT WORTH-86-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,207
Percent Complete: 100%
Land Sqft^{*}: 10,537
Land Acres^{*}: 0.2418
Pool: N

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CUESTAS ANGELO
CUESTAS CARLI ELIZABETH

Primary Owner Address:

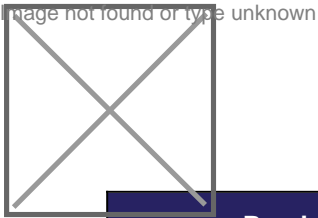
8900 MANANA ST
FORT WORTH, TX 76244

Deed Date: 5/3/2017

Deed Volume:

Deed Page:

Instrument: [D217099296](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUINN BRYAN C;QUINN CATHLEEN	10/28/2009	D209285887	0000000	0000000
D R HORTON-TEXAS LTD	1/1/2009	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	\$295,590	\$75,000	\$370,590	\$370,590
2024	\$295,590	\$75,000	\$370,590	\$370,590
2023	\$351,392	\$75,000	\$426,392	\$356,763
2022	\$269,330	\$55,000	\$324,330	\$324,330
2021	\$246,178	\$55,000	\$301,178	\$301,178
2020	\$224,000	\$55,000	\$279,000	\$279,000

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)

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.