



Address: [7404 LITTLETON WAY](#)
City: FORT WORTH
Georeference: 47286D-6-64
Subdivision: WINCHESTER PARK
Neighborhood Code: 4S360Q

Latitude: 32.639503021
Longitude: -97.336114168
TAD Map: 2048-352
MAPSCO: TAR-104H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINCHESTER PARK Block 6 Lot 64

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$280,611

Protest Deadline Date: 5/24/2024

Site Number: 800005461
Site Name: WINCHESTER PARK 6 64
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,744
Percent Complete: 100%
Land Sqft^{*}: 5,250
Land Acres^{*}: 0.1205
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:
MCMANUS MATTHEW
Primary Owner Address:
7404 LITTLETON WAY
FORT WORTH, TX 76134

Deed Date: 12/13/2016
Deed Volume:
Deed Page:
Instrument: [D216291065](#)

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	\$235,611	\$45,000	\$280,611	\$280,611
2024	\$235,611	\$45,000	\$280,611	\$258,246
2023	\$252,572	\$45,000	\$297,572	\$234,769
2022	\$213,232	\$45,000	\$258,232	\$213,426
2021	\$149,024	\$45,000	\$194,024	\$194,024
2020	\$149,400	\$45,000	\$194,400	\$191,456

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.