



Address: [1612 WHITE ASH CT](#)
City: FORT WORTH
Georeference: 10638-D-8
Subdivision: EASTCHASE VILLAGE
Neighborhood Code: 1B030L

Latitude: 32.7552996325
Longitude: -97.1726017171
TAD Map: 2096-396
MAPSCO: TAR-067X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EASTCHASE VILLAGE Block D
Lot 8

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$356,978

Protest Deadline Date: 5/24/2024

Site Number: 800015649
Site Name: EASTCHASE VILLAGE D 8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,799
Percent Complete: 100%
Land Sqft^{*}: 15,812
Land Acres^{*}: 0.3630
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:
MANZARE MICHAEL RACE
Primary Owner Address:
1612 WHITE ASH CT
FORT WORTH, TX 76120

Deed Date: 6/16/2020
Deed Volume:
Deed Page:
Instrument: [D220141970](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUSH TINAHANH T;BUSH TOMMY H	7/27/2017	D217171312		



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	\$296,978	\$60,000	\$356,978	\$356,978
2024	\$296,978	\$60,000	\$356,978	\$352,186
2023	\$313,947	\$60,000	\$373,947	\$320,169
2022	\$270,405	\$35,000	\$305,405	\$291,063
2021	\$229,603	\$35,000	\$264,603	\$264,603
2020	\$190,000	\$35,000	\$225,000	\$225,000

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.