



Address: [12704 VIEWPOINT LN](#)
City: FORT WORTH
Georeference: 18204B-8-9
Subdivision: HIGHPOINT HILL PH I
Neighborhood Code: 4B012I

Latitude: 32.573115555
Longitude: -97.3316045205
TAD Map: 2048-328
MAPSCO: TAR-118R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGHPOINT HILL PH I Block 8
Lot 9

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BURLESON ISD (922)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800018033
Site Name: HIGHPOINT HILL PH I 8 9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,810
Percent Complete: 100%
Land Sqft^{*}: 6,719
Land Acres^{*}: 0.1500
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:

MANNING THOMAS SCOTT
MANNING ELISHA MARIE

Primary Owner Address:

12704 VIEWPOINT LN
BURLESON, TX 76028

Deed Date: 6/29/2018
Deed Volume:
Deed Page:
Instrument: [D218143896](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	9/11/2017	D217211660		
CHELDAN HOMES LP	12/20/2016	D216297743		



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	\$330,000	\$60,000	\$390,000	\$390,000
2024	\$330,000	\$60,000	\$390,000	\$390,000
2023	\$382,653	\$55,000	\$437,653	\$387,143
2022	\$313,477	\$55,000	\$368,477	\$351,948
2021	\$264,953	\$55,000	\$319,953	\$319,953
2020	\$240,000	\$55,000	\$295,000	\$295,000

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 10 to 29 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.