



**Address:** [4008 KNOLLBROOK LN](#)  
**City:** FORT WORTH  
**Georeference:** 14557-13-10  
**Subdivision:** FOSSIL CREEK #2 ADDITION  
**Neighborhood Code:** 3K100G

**Latitude:** 32.8493029225  
**Longitude:** -97.2969721549  
**TAD Map:** 2060-428  
**MAPSCO:** TAR-049D



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** FOSSIL CREEK #2 ADDITION  
Block 13 Lot 10

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2018  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$472,538  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800033238  
**Site Name:** FOSSIL CREEK #2 ADDITION 13 10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,029  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,082  
**Land Acres<sup>\*</sup>:** 0.1396  
**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 LEONARD E  
**Primary Owner Address:**  
4008 KNOLLBROOK LN  
FORT WORTH, TX 76137

**Deed Date:** 12/17/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218275428](#)

**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	\$397,538	\$75,000	\$472,538	\$472,538
2024	\$397,538	\$75,000	\$472,538	\$455,695
2023	\$386,396	\$75,000	\$461,396	\$414,268
2022	\$387,233	\$55,000	\$442,233	\$376,607
2021	\$287,370	\$55,000	\$342,370	\$342,370
2020	\$288,092	\$55,000	\$343,092	\$343,092

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.