



Address: [1305 BLACK FALLS RD](#)
City: FORT WORTH
Georeference: 44736A-19-49
Subdivision: VISTA WEST II
Neighborhood Code: 2W300Z

Latitude: 32.7461298778
Longitude: -97.5179239096
TAD Map: 1994-392
MAPSCO: TAR-071D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VISTA WEST II Block 19 Lot 49

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800069078

Site Name: VISTA WEST II Block 19 Lot 49

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,798

Percent Complete: 100%

Land Sqft^{*}: 6,583

Land Acres^{*}: 0.1511

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:

EGBE MARION MANYI

Primary Owner Address:

1305 BLACK FALLS RD
FORT WORTH, TX 76108

Deed Date: 5/17/2023

Deed Volume:

Deed Page:

Instrument: [D223088600](#)

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	\$329,108	\$75,000	\$404,108	\$404,108
2024	\$329,108	\$75,000	\$404,108	\$404,108
2023	\$333,069	\$75,000	\$408,069	\$408,069
2022	\$0	\$37,410	\$37,410	\$37,410
0	\$0	\$0	\$0	\$0

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.