

Tarrant Appraisal District

Property Information | PDF

Account Number: 42828358

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



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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.

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:

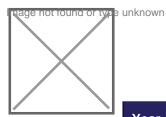
Instrument: <u>D223088600</u>

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. <u>Tarrant County Tax Office Account Information</u>.

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.