



Address: [1104 MANHASSETT CT](#)
City: FORT WORTH
Georeference: 26255B-3-56
Subdivision: MISSION RIDGE ESTATES
Neighborhood Code: 1A0201

Latitude: 32.6060009855
Longitude: -97.3004461876
TAD Map:
MAPSCO: TAR-105Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MISSION RIDGE ESTATES
Block 3 Lot 56 33.33% UNDIVIDED INTEREST
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BURLESON ISD (222)
Site Number: 41012437
Site Name: MISSION RIDGE ESTATES Block 3 Lot 56 66.67% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++: 1,780
State Code: A **Percent Complete:** 100%
Year Built: 2012 **Land Sqft*:** 10,454
Personal Property Amount: \$0.2399
Agent: None **Pool:** N
Notice Sent Date:
5/1/2025
Notice Value: \$109,000
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner:
RODRIGUEZ JOAN ROSALIO
Primary Owner Address:
1104 MANHASSETT CT
FORT WORTH, TX 76140
Deed Date: 1/1/2023
Deed Volume:
Deed Page:
Instrument: [D212278141](#)

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 | \$92,335 | \$16,665 | \$109,000 | \$102,476 |
| 2024 | \$92,335 | \$16,665 | \$109,000 | \$93,160 |
| 2023 | \$85,233 | \$16,665 | \$101,898 | \$84,691 |
| 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.