

## LOCATION

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**Address:** [97 ONE MAIN PL](#)

**City:** BENBROOK

**Georeference:** 31175C--97

**Subdivision:** ONE MAIN PLACE CONDOMINIUM

**Neighborhood Code:** A4R010H

**Latitude:** 32.6901184743

**Longitude:** -97.4365947389

**TAD Map:** 2018-372

**MAPSCO:** TAR-088E



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** ONE MAIN PLACE  
CONDOMINIUM Lot 97 & .1417 OF COMMON AREA

**Jurisdictions:**

CITY OF BENBROOK (003)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1974

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00596116

**Site Name:** ONE MAIN PLACE CONDOMINIUM-97

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,646

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

MCMANUS CAROL ANNE

**Primary Owner Address:**

97 ONE MAIN PL  
BENBROOK, TX 76126

**Deed Date:** 9/9/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224163623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCMANUS RON	7/22/2013	142-13-099812		
MCMANUS HATTIE J ESTATE;MCMANUS RON	8/4/2005	<a href="#">D205238645</a>	0000000	0000000
BARNARD DONNA B;BARNARD GARY H	6/5/1996	00123950000167	0012395	0000167
LINSER EDWARD WIL JR	11/18/1994	00118010000311	0011801	0000311
WIGHT JEAN M	12/31/1900	00000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$279,914	\$42,500	\$322,414	\$259,989
2023	\$225,666	\$42,500	\$268,166	\$236,354
2022	\$172,367	\$42,500	\$214,867	\$214,867
2021	\$157,356	\$42,500	\$199,856	\$199,856
2020	\$197,430	\$42,500	\$239,930	\$239,930

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

There are no exemptions for this property

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.