



LOCATION

Address: [3913 JUSTIN DR](#)

City: FORT WORTH

Georeference: 17781C-15-10

Subdivision: HERITAGE ADDITION-FORT WORTH

Neighborhood Code: 3K500A

Latitude: 32.9108479645

Longitude: -97.3008729248

TAD Map: 2060-452

MAPSCO: TAR-021Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 15 Lot 10

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CFW PID #7 HERITAGE - RESIDENTIAL (608)

KELLER ISD (907)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07674813

Site Name: HERITAGE ADDITION-FORT WORTH-15-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,586

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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 CRAIG T

MANNING CARRIE L

Primary Owner Address:

3913 JUSTIN DR

FORT WORTH, TX 76244-7667

Deed Date: 7/16/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212190801](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARNICK DAVID;WARNICK MARILEE W	12/10/2010	D210309698	0000000	0000000
CARTUS FINANCIAL CORPORATION	7/3/2010	D210176972	0000000	0000000
BEDNAR PAMELA;BEDNAR THOMAS M	12/20/2008	D209016368	0000000	0000000
BEDNAR THOMAS M	10/3/2005	D205307074	0000000	0000000
STANDARD PACIFIC OF TEXAS INC	12/6/2001	00153840000238	0015384	0000238
HILLWOOD ALLIANCE RESIDNTL LP	1/1/2000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$471,213	\$100,000	\$571,213	\$485,814
2023	\$449,033	\$100,000	\$549,033	\$441,649
2022	\$395,382	\$85,000	\$480,382	\$401,499
2021	\$279,999	\$85,000	\$364,999	\$364,999
2020	\$280,000	\$85,000	\$365,000	\$365,000

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.