



Address: [2813 E ROSEDALE ST](#)
City: FORT WORTH
Georeference: 2940-9-19-10
Subdivision: BOAZ & DILLOW ADDITION
Neighborhood Code: Day Care General

Latitude: 32.73099257
Longitude: -97.2847211738
TAD Map: 2066-384
MAPSCO: TAR-078K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BOAZ & DILLOW ADDITION
Block 9 Lot 19 N115'19 BLK 9

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 80025560
Site Name: Healing Hands Youth Center
Site Class: DayCare - Day Care Center
Parcels: 2
Primary Building Name: SMITH, MICHAEL E ETUX JANIE M / 00243442
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,376
Net Leasable Area⁺⁺⁺: 1,376
Percent Complete: 100%
Land Sqft^{*}: 5,750
Land Acres^{*}: 0.1320
Pool: N

State Code: F1
Year Built: 1934
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$131,500
Protest Deadline Date: 5/31/2024

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

OWNER INFORMATION

Current Owner:
TOF CAPITAL MANAGEMENT
Primary Owner Address:
22694 CREIGHTON FARMS DR
LEESBURG, VA 20175

Deed Date: 11/1/2019
Deed Volume:
Deed Page:
Instrument: [D219255394](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LTR INVESTMENTS LLC	2/4/2019	D219023158		
FIELDS FELICIA	8/28/2018	D218195703		
TEENIE TINY TODDLERS LLC	3/18/2008	D208102269	0000000	0000000
AUSTIN JAMES N JR	12/17/2004	D204395912	0000000	0000000
SMITH JANIE M;SMITH MICHAEL E	10/23/2003	D203405888	0000000	0000000
AUSTIN JAMES N JR	6/2/1986	00085790000202	0008579	0000202
PARRIS C B	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 ⁺
2025	\$125,750	\$5,750	\$131,500	\$116,815
2024	\$91,596	\$5,750	\$97,346	\$97,346
2023	\$137,188	\$5,750	\$142,938	\$142,938
2022	\$128,603	\$5,750	\$134,353	\$134,353
2021	\$125,750	\$5,750	\$131,500	\$131,500
2020	\$125,754	\$5,750	\$131,504	\$131,504

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.