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**Address:** [2600 HUTCHINSON ST](#)  
**City:** FORT WORTH  
**Georeference:** 9780-27-1  
**Subdivision:** DIAMOND HILL ADDITION  
**Neighborhood Code:** 2M200C

**Latitude:** 32.7922110017  
**Longitude:** -97.3314058856  
**TAD Map:** 2048-408  
**MAPSCO:** TAR-063E



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

## PROPERTY DATA

**Legal Description:** DIAMOND HILL ADDITION Block  
27 Lot 1 & 2

**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)

**State Code:** A

**Year Built:** 1962

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00705594

**Site Name:** DIAMOND HILL ADDITION-27-1-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,602

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,160

**Land Acres<sup>\*</sup>:** 0.2561

**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

**Current Owner:**

ROSAS ESTHER ANN SUE OLVERA  
ROSAS FRANCISCO OLVERA

**Primary Owner Address:**

2600 HUTCHINSON ST  
FORT WORTH, TX 76106

**Deed Date:** 7/19/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222193222](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TMGE INVESTMENTS LLC	1/27/2021	<a href="#">D221026715</a>		
ABREGO TOMASA;CASAREZ DEGOBERTO;CASAREZ JOSE;CASAREZ JUAN JR;CASAREZ ROY;HERNANDEZ FLORENCE;PAREDES DOLLY;ZAPATA GENEVIEVE	11/15/2016	<a href="#">D217089487</a>		
HERNANDEZ FLORENCE ETAL	5/15/2008	<a href="#">D208288938</a>	0000000	0000000
HERNANDEZ FLORENCE ETAL	5/15/2007	<a href="#">D207294063</a>	0000000	0000000
CASAREZ JUAN EST	7/20/1989	0000000000000000	0000000	0000000
CASAREZ CELESTINA;CASAREZ JUAN	3/2/1961	00035420000313	0003542	0000313

## 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	\$157,320	\$53,160	\$210,480	\$210,480
2024	\$157,320	\$53,160	\$210,480	\$210,480
2023	\$166,938	\$51,160	\$218,098	\$218,098
2022	\$161,511	\$18,000	\$179,511	\$179,511
2021	\$109,058	\$18,000	\$127,058	\$127,058
2020	\$91,534	\$18,000	\$109,534	\$109,534

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.