



Address: [2305 N HOUSTON ST](#)
City: FORT WORTH
Georeference: 12600-3-3
Subdivision: ELLIS, M G ADDITION
Neighborhood Code: M2N01N

Latitude: 32.7866871017
Longitude: -97.3519889143
TAD Map: 2042-404
MAPSCO: TAR-062K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ELLIS, M G ADDITION Block 3
Lot 3

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: B

Year Built: 1925

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065)

Protest Deadline Date: 5/24/2024

Site Number: 00825670

Site Name: ELLIS, M G ADDITION-3-3

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 1,754

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

SANI INVESTMENTS LLC

Primary Owner Address:

PO BOX 55278
HURST, TX 76054-5278

Deed Date: 2/18/2022

Deed Volume:

Deed Page:

Instrument: [D222052732](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAIK SHITALBAHEN M	3/12/2018	D218054481		
MARSALIS TONY W	5/1/1984	00078140001898	0007814	0001898



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	\$33,000	\$49,000	\$82,000	\$82,000
2024	\$46,904	\$49,000	\$95,904	\$95,904
2023	\$52,500	\$35,000	\$87,500	\$87,500
2022	\$51,733	\$13,000	\$64,733	\$64,733
2021	\$21,190	\$13,000	\$34,190	\$34,190
2020	\$21,190	\$13,000	\$34,190	\$34,190

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.