



Address: [2904 HANNA AVE](#)
City: FORT WORTH
Georeference: 21770-5-18
Subdivision: JOHNSONS ADDITION TO ROSEN HTS
Neighborhood Code: 2M100C

Latitude: 32.7970074362
Longitude: -97.3715317298
TAD Map: 2036-408
MAPSCO: TAR-061D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: JOHNSONS ADDITION TO
ROSEN HTS Block 5 Lot 18

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: 1928

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$159,757

Protest Deadline Date: 5/24/2024

Site Number: 01463500
Site Name: JOHNSONS ADDITION TO ROSEN HTS-5-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 888
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
Pool: N

⁺⁺⁺ Rounded.

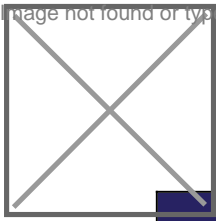
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

COOK LEE R JR
COOK WILLIAM REID
Primary Owner Address:
2904 HANNA AVE
FORT WORTH, TX 76106-5421

Deed Date: 2/5/1998
Deed Volume: 0013089
Deed Page: 0000018
Instrument: 00130890000018



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORGAN DONNIE W	2/4/1998	00106040001399	0010604	0001399
MORGAN DONNIE W	6/12/1989	00106040001399	0010604	0001399
MORGAN DWANE W	3/12/1989	00105700000723	0010570	0000723
MORGAN JAMES O ESTATE	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	\$110,757	\$49,000	\$159,757	\$104,269
2024	\$110,757	\$49,000	\$159,757	\$94,790
2023	\$111,746	\$35,000	\$146,746	\$86,173
2022	\$81,420	\$13,000	\$94,420	\$78,339
2021	\$72,657	\$13,000	\$85,657	\$71,217
2020	\$66,971	\$13,000	\$79,971	\$64,743

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.