



**Address:** [2966 MC KINLEY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 21770-8-12  
**Subdivision:** JOHNSONS ADDITION TO ROSEN HTS  
**Neighborhood Code:** M2N01B

**Latitude:** 32.7993240345  
**Longitude:** -97.3691664653  
**TAD Map:** 2036-412  
**MAPSCO:** TAR-062A



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 8 Lot 12

**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:** 01464078

**Site Name:** JOHNSONS ADDITION TO ROSEN HTS-8-12

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,600

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**Pool:** N

**State Code:** B

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$245,505

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

<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:**

MONTES HECTOR

**Primary Owner Address:**

9214 WATERCRESS DR  
FORT WORTH, TX 76135

**Deed Date:** 1/17/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206026035](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKNIGHT JOHN B SR	5/1/2002	00156490000051	0015649	0000051
MCKNIGHT JOHN	3/13/1998	00131250000094	0013125	0000094
BLACK TOM K	8/5/1988	00093500001893	0009350	0001893
FIRST REPUBLIC BANK UNIV DR	1/5/1988	00091600002353	0009160	0002353
SCOTT MICHAEL L	4/21/1987	00089190000414	0008919	0000414
INTERFIRST BANK UNIVERSITY	2/3/1987	00088340001239	0008834	0001239
MILLER PHILLIP W	8/30/1985	00083070000730	0008307	0000730
ENGLER LOUIS	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 <sup>+</sup>
2025	\$196,505	\$49,000	\$245,505	\$245,505
2024	\$196,505	\$49,000	\$245,505	\$217,685
2023	\$146,404	\$35,000	\$181,404	\$181,404
2022	\$116,452	\$13,000	\$129,452	\$129,452
2021	\$117,391	\$13,000	\$130,391	\$130,391
2020	\$85,995	\$13,000	\$98,995	\$98,995

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.