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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 02199548**

**Address:** [2303 RAND ST](#)  
**City:** FORT WORTH  
**Georeference:** 32280-2-1-10  
**Subdivision:** PETWORTH ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7454281746  
**Longitude:** -97.2575936849  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-079A



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

## PROPERTY DATA

**Legal Description:** PETWORTH ADDITION Block 2  
Lot 1 W81'1 BLK 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:** 1946

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02199548

**Site Name:** PETWORTH ADDITION-2-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,247

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

MARIN JOEL CARMONA

**Primary Owner Address:**

2303 RAND ST  
FORT WORTH, TX 76103

**Deed Date:** 6/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222156075](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEVAL DIANA	1/27/2016	<a href="#">D216020307</a>		
KCS PROPERTIES INC	7/1/2015	<a href="#">D215144077</a>		
SECRETARY OF HUD	3/24/2015	<a href="#">D215086964</a>		
FORT WORTH MORTGAGE	3/3/2015	<a href="#">D215045141</a>		
PORRAS PEDRO	3/20/1998	00131360000029	0013136	0000029
DAVID SAMIA C	5/19/1997	001277500000058	0012775	0000058
DUTTON JAMES NATHAN	10/18/1996	001255600000941	0012556	0000941
DUTTON NANCY J ETAL	11/22/1989	000978200000686	0009782	0000686
DUTTON R R	12/31/1900	000000000000000	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	\$215,676	\$22,500	\$238,176	\$238,176
2024	\$215,676	\$22,500	\$238,176	\$238,176
2023	\$192,858	\$22,500	\$215,358	\$215,358
2022	\$147,545	\$12,000	\$159,545	\$159,545
2021	\$110,345	\$12,000	\$122,345	\$122,345
2020	\$110,345	\$12,000	\$122,345	\$122,345

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.